The public may stream the meeting online.

Members of the public may submit comments online before 12pm on Monday, January 1, 0001.

BOARD/COMMISSION: City Council Meeting
DATE: 1/16/2024
DIRECTIONS: Launch Fishers, 12175 Visionary Way, Fishers, Indiana 46038

WORK SESSION, 6:30p.m., Launch Fishers, Auditorium

a. Trash Service RFP

REGULAR CITY COUNCIL MEETING, 7:00 p.m., Launch Fishers, Auditorium

1. **Meeting Called to Order with the Pledge of Allegiance**

2. **Announcements**

   a. None

3. **Proclamations**

   a. None

4. **Presentations**

   a. Service Award – Olga Cansino (20 years)

   b. HSE Volleyball State Champions

5. **Council Committee Reports**

   a. Finance Committee Report - NONE

6. **Department Reports**

a. Health Department Report - REPORT

7. Council Business

a. 2024 - Selection of Council Leadership

8. Consent Agenda

a. Request to approve the previous meeting minutes for Monday, December 18, 2023.

b. R011624 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds: Council Action Form I Exhibit A I Resolution

9. Regular Agenda - Economic Development

a. R011624A - A Resolution Approving Amended and Restated Land Acquisition Agreement (Crossing): Council Action Form I Exhibit A I Resolution

10. Regular Agenda - Planning & Zoning

a. 112023B -Consideration of a rezone of .88 Acres from R2 Residential to PUD-C known as the Drive Planning PUD(RZ-23-6) - Final Reading: Council Action Form I Petitioner Packet | Staff Report I Ordinance

b. 011624 - Annual update to the Fishers 2040 Comprehensive Plan. The Fishers 2040 Plan creates long-range planning goals for land use, housing and neighborhoods, transportation, and parks. Staff will provide updates on the status of the objectives and actions outlined in Chapter 6 Summary &Implementation. (Case TA-24-1) - First Reading: Council Action Form I Exhibit A I Exhibit B I Exhibit C I Ordinance

11. Voluntary Annexations - Carrington Office Annexation

a. R011624B - Request to approve a resolution adopting the Fiscal Plan for the Carrington Office Annexation (ANX-23-13): Council Action Form I Fiscal Plan I Resolution

b. 121823B - Request to approve a voluntary annexation of 1.482 acres, known as the Carrington Office property. Subject site is located at 10418 Hague Rd. (ANX-23-13) - Final Reading: Council ActionForm I Ordinance

12. Voluntary Annexations - Jai Hanuman Temple Annexation

a. R011624C - Request to approve a resolution adopting the Fiscal Plan for the Jai Hanuman TempleAnnexation (ANX-23- 12): Council Action Form I Fiscal Plan I Resolution

b. 121823C - Request to approve a voluntary annexation of 1 acre, known as the Jai Hanuman Temple property. Subject site is located at Cyntheanne Road. (ANX-23-12) - Final Reading: Council ActionForm I Ordinance

13. <u>Regular Items - Community Comment</u>

a. None

14. <u>Regular Items - Any other Unfinished / New Business</u>

a. None

15. <u>Regular Items - Meeting Adjournment</u>

a. None

Background

2010 & 2013

2010: Issued RFP for Franchise Award to Waste Contractor

→ Never Awarded

2013: Opened Bid for Sole Contract

→ Bids Rejected w/ Intent to Rebid; Never Rebid

2020- Present: Workforce, Supply Chain, & General Inflation = Increase in Collection Costs

2022: Ray's Trash Acquired by Waste Management (Compounded Cost and Service Issues)

Survey Results

Survey Insights

- WM & Republic Share Market
- Recycling not a Majority Service
- Cost of Service Very Important
- Majority of respondents were paying higher monthly amounts than the locked in rates of other municipalities in Ham. Co. *(Next Slide)*

Total Public Submissions: 2532 **Total HOA Submissions:** 120

Question:	Public Survey:	HOA Survey
WHO MANAGES CONTRACT?	**71%** Single Household	QUESTION NOT ASKED
CURRENT WASTE PROVIDER?	**54%** Waste Management; **45%** Republic	**57%** Waste Management; **37%** Republic
TYPE OF CURBSIDE WASTE PROGRAM.	**Trash Only** (52%); **Recycling+ Trash** (37%); **Leaf Pickup** (3%)	**Trash Only** (50%); **Recycling+ Trash** (35%); **Leaf Pickup** (5%)
MOST IMPORTANT ASPECT OF SERVICES?	**41%** Costs of Services 21% Customer Service 17% Collection Frequency 3% Trash Collector	**39%** Cost of Services 23% Customer Service 15% Collection Frequency 2% Trash Collector
MONTHLY RATE?	**70% o**ver $21/ month *(22% between $31-40, 24% more than $41/month)*	**62%** over $21/ month *(**33%** between $12-20/ month* ***5%** between $8-12/month)*

Neighboring Municipality Rates

Each of the municipalities below have a contract with sole provider.

City of Carmel most recently entered a new contract, with Republic, which is $14.70 for 2024 and will gradually increase to $19.07 over the next six years.

	Provider	Billing	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
City of Carmel	Republic	City	$12.20	$12.56	$12.93	$13.31	$14.70	$15.35	$16.03	$16.74	$17.48	$18.25
City of Westfield	Waste Management	City	$12.26	$12.42	$12.42	$12.67	$12.93	$13.23	--	--	--	--
City of Noblesville	Republic	City	$13.85	$13.85	$13.85	$13.85	$13.85	--	--	--	--	--

Benefits of a Single Contract

- **Leverage Economies of Scale** to Secure Services not Offered to Majority of Residents (e.g. recycling, leaf pickup)
- **Improve Roadway Wear** in Neighborhoods
- **Enable the City** to Assist Residents with Trash Concerns or Issues
- **Locked in Rate** for 5-6 Years

Potential Timeline (IC 36-9-30-5.3)

- **Recommendation:** Issue RFP @ BPW
- **RFP & Award Contract:** Board of Public Works
- **Ordinance:** City Council will Adopt Ordinance Allowing BPW to Award a Single Contract + Rate

January: Prepare RFP

February: BPW Adopts Proposed RFP

March: NOI to Issue RFP

April: BPW Adopts Final RFP & Selects Proposers

May: Receive Proposals

June: Negotiate

July: Public Hearing on Contract

August: Approve Contract*

August/Sept: Approve Contract*

September--October: Council Rate Ordinance w/ Public Hearing

Q1 2025: Start Service

***Contract approved contingent on council adopting rate ordinance**

Recommended Base Request

Recommended Base Bid Criteria

- **5 Year Term**
- **Weekly** Collection of Solid Waste & Yard Waste
- **Bi-Weekly** Curbside Recycling
- **2-- 96 Gallon Containers** for Solid **(65 Gallon Option at Request of Resident)**
- **1– 96 Gallon Container** for Recycling
- **Leaf/ Landscaping Waste Pick Up:** During the months of April, May and October 15th to December 15th, each household is allowed 20 extra bags or bundles per week of landscape waste
- **Special Needs Service:** For those individuals that are physically unable to wheel trash carts to the curb

Potential Alternates

- **Bulky Item Pickup:** Collection of Multiple Bulky Items (residents would request and pay through the contractor)
- **Option to Extend to 6-7 Year**
- **Option to Increase to Weekly Recycling**
- **Christmas Tree Collection:** December 26th – January 31st

Fishers Health Department Update – 1/16/2024

Senate Enrolled Act 4 – "Health First Indiana" Governors Public Health Commission Legislation

- Awaiting transfer of funding from county in amount of $1,001,725.50.

Community Health Assessment:

- Continuing work on health assessment and readiness for accreditation process.

Core Health Services

- Immunizations: Seasonal vaccines for flu, COVID-19, and respiratory syncytial virus to be offered at clinic. Recommendations for seasonal vaccines available on FHD Clinic Services webpage.
    - 288 patients seen for immunizations and testing services in December (clinic closed during holiday season from 12/22-12-31).
- Testing services: consistent demand for tuberculosis tests (48). Demand decreasing for COVID-19 tests (0). One lead test in December.
- 59 active reportable conditions managed at a steady pace and monitored for outbreak potential.

Health Education

- 10 health education sessions offered in December to 1,442 individuals.

Mental Health

- Stigma Free Fishers platform & Community Resource List continue to see increase in usage and awareness. Over 7,258 unique users and 8,652 sessions since launch on May 1. Majority of users from Fishers and surrounding area, female, and younger than 25 years of age. Most common features used are mental health assessments around depression and anxiety, and over 600 unique resources used.
- Mental Health Matters monthly newsletters available here. December newsletter focused on Social Isolation and Loneliness. In addition to highlighting mental health issues, the newsletter includes resources and event information, and is a leading contributor to internet traffic to the new Stigma Free Fishers website.

Environmental Health & Inspections

- Grading placards posted at all permanent food facilities. Check out the dashboard for live sanitation grades and inspection reports for retail food establishments.
- Anticipate changes to food code from Indiana Department of Health, anticipated to take effect in July after public comment period (February and March) and voting (May).

Community Outreach and Social Media

- New contract in place with PLAID Agency to provide communications and marketing support.

Grants and Funding:

- Awarded funding from FDA for third straight year to implement the standardization program.

Open Positions

- Interviewing for open Public Health Nurse position.
- Onboarded two new Community Health Advocates to work with Public Health Social Worker.
- Onboarded food inspector.
- Onboarded two undergraduate Public Health interns. One focusing on health education and one as epidemiology intern.

Date: January 17, 2024

Re: 2024 City Council Non-Standing Appointments

Finance Committee

John Weingardt
Cecilia Coble
Selina Stoller
John P. DeLucia

Non-Profit Committee

Cecilia Coble
Tiffanie Ditlevson
Bill Stuart

Plan Commission

Pete Peterson
Selina Stoller
Brad DeReamer

Rules Committee

John Weingardt
Cecilia Coble
Selina Stoller
Bill Stuart

Fishers City Council Meeting

Minutes

December 18, 2023

THE PUBLIC MAY STREAM THE MEETING BY GOING TO: http://tinyurl.com/CityOfFishers

BOARD/COMMISSION: City Council Meeting
DATE: 12/18/2023
DIRECTIONS: Launch Fishers, 12175 Visionary Way, Fishers, Indiana 46038

REGULAR CITY COUNCIL MEETING, 7:00 p.m., Launch Fishers, Auditorium

1. **Meeting Called to Order with the Pledge of Allegiance:**
   - President John Weingardt called the meeting to order at 7:00 p.m. Present were Todd Zimmerman, Selina Stoller, Pete Peterson, Brad DeReamer, David Giffel, Jocelyn Vare, and Crystal Neuman. Cecilia Coble was absent.
   - Others present were City Clerk Jennifer Kehl, Deputy Mayor Elliott Hultgren, Chris Greisl, Tracy Gaynor, Lisa Bradford, Megan Baumgartner, Ashley Elrod, Ross Hilleary, Jake Reardon McSoley, Lindsey Bennett, Marissa Deckert, Breanna King, Joyce Slusher, Kathy McIntosh, Jack Follmar, Melody Landis, Tiffanie Ditlevson, Abe Wondergem, Sue Anthony Follmar, Joshua Lippert, Mindy Weststrick Baum, Tom Teitgen, Mike Colby, Dayna Colbert, Robert Evans, Charlie Mattox, Carl McIntyre, Gordon Krite, Larry Lannan, and Dennis Byrne. Mayor Scott Fadness was absent.
2. **Announcements: NONE**
3. **Proclamations: NONE**
4. **Presentations: NONE**
5. **Council Committee Reports: NONE**
6. **Department Reports**
   a. **Health Department Report - *REPORT***
7. **Consent Agenda:**
   a. Request to approve the previous meeting minutes for **Monday, November 20, 2023**.
   b. **R121823 -** A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds**: Council Action Form I Exhibit A I Resolution *Signed Adoption***
   c. **R121823A** - A Request to Void Outstanding Checks**: Council Action Form I Exhibit A I Resolution *Signed Adoption***
      - Pete Peterson made a motion to approve the Consent Agenda. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

REGULAR AGENDA

Budget/ Financial

8. **R121823B -** A Request Authorizing the City Controller to Appropriate Additional Funds (2023 General Obligation Bonds) - **Public Hearing: Council Action Form I Resolution** ***Signed Adoption***
    - Lisa Bradford made her presentation to the city council members.
    - President John Weingardt opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
    - Pete Peterson made a motion to approve resolution **R121823B**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Economic Development

9. **R121823C -** A Resolution Approving First Amendment to Project Agreement (onPoint innovation)**: Council Action Form I Exhibit A I Resolution** ***Signed Adoption***
    - Megan Baumgartner made her presentation to the city council members.
    - Pete Peterson made a motion to approve resolution **R121823C**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
10. **R121823D -** A Resolution Approving First Amendment to Project Agreement (District South)**: Council Action Form I Exhibit A I Resolution** ***Signed Adoption***
    - Megan Baumgartner made her presentation to the city council members.
    - Pete Peterson made a motion to approve resolution **R121823D**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
11. **R121823E -** A Resolution Approving First Amendment to Project Agreement (CityWalk)**: Council Action Form I Exhibit A I Resolution** ***Signed Adoption***
    - Megan Baumgartner made her presentation to the city council members.
    - Pete Peterson made a motion to approve resolution **R121823E**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
12. **R121823F -** A Resolution Approving Project Agreement (Thermo Fisher)**: Council Action Form I Exhibit A I Resolution** ***Signed Adoption***
    - Megan Baumgartner made her presentation to the city council members.
    - Pete Peterson made a motion to approve resolution **R121823F**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
13. **R121823G -** Resolution Approving Company's Statement of Benefits (Thermo Fisher)**: Council Action Form I Exhibit A I Exhibit B I Resolution** ***Signed Adoption***
    - Megan Baumgartner made her presentation to the city council members.
    - Pete Peterson made a motion to approve resolution **R121823G**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Planning & Zoning

14. **112023A -** Consideration of a rezone of 25 Acres from R2 Residential to OS Open Space known as the Fishers Community Center rezone (RZ-23-5) **- Final Reading: Council Action Form I Ordinance** ***Signed Adoption***
    - Ross Hilleary made his presentation to the city council members.
    - Jocelyn Vare stated that some neighbors have some concerns about his project. She asked how the neighbors' concerns were being addressed and how will their voices be heard in the future.
    - Jake McReadon McSoley said surrounding neighbors were notified by post card to attend a community meeting. Additional conversations have been had between himself and Mayor Fadness. One concern was the mature trees being removed and he stated they will be retaining some of the mature trees. Proactive emails are being sent out to neighbors surrounding the community center and will continue as the center progresses.
    - Pete Peterson made a motion to approve ordinance **112023A**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
15. **121823 -** Consideration of a rezone of 5.67 Acres from PUDM to R3 Residential for the expansion of the Traders Point Fishers Church (RZ-23-7) **- First Reading: Council Action Form I Concept Plan I Ordinance**
    - Ross Hilleary made his presentation to the city council members.
    - Pete Peterson made a motion to have **First Reading** on ordinance **121823**.
16. **121823A -** Consideration of a text amendment to the Unified Development Ordinance to remove Section 4.2.1. Commercial Use Limit overlay (TA-23-6) **- First Reading: Council Action Form I Ordinance**
    - Ross Hilleary made his presentation to the city council members.
    - Pete Peterson made a motion to have **First Reading** on ordinance **121823A.**

Carrington Office Annexation:

17. **121823B -** Request to approve a voluntary annexation of 1.482 acres, known as the Carrington Office property. Subject site is located at 10418 Hague Rd. (ANX-23-13) **- First Reading & Public Hearing: Council Action Form I Ordinance** President John Weingardt opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
    - Ross Hilleary made his presentation to the city council members.
    - President John Weingardt opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
    - Pete Peterson made a motion to have **First Reading** on ordinance **121823B.**

Jai Hanuman Temple Annexation:

18. **121823C** - Request to approve a voluntary annexation of 1 acre, known as the Jai Hanuman Temple property. The subject site is located at Cyntheanne Road. (ANX-23-12) - **First Reading & Public Hearing: Council Action Form I Ordinance**
    - Ross Hilleary made his presentation to the city council members.

- Brad DeReamer asked if they are dedicating the right-of-way on Cyntheanne Road. Ross said yes.
- President John Weingardt opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
- Pete Peterson made a motion to have **First Reading** on ordinance **121823C.**

REGULAR ITEMS

19. Any other Unfinished / New Business: **NONE**

20. Community Comment:

- Mike Colby came forward to wish everyone a Merry Christmas.
- Robert Evans who resides in Quaker Ridge spoke on the dangerous road that the county is working on. He handed out copies of emails with pictures. He said the road as is isn't safe. See ***Robert Evans handout*.**
- Dennis Byrne came forward and asked about White River Park. He spoke about Hazel Landing Park that will be linked to White River Park by a bridge. He asked the city to consider adding a18 hole disc golf course.
- Abe Wondergem came forward to thank everyone. He mentioned the article in the Indianapolis Star on three Fishers men were arrested to trying to sell machine guns to ISIS. He wanted to remind current and future council members that things are just going to get tougher as time progresses.
- David Giffel thanked the residents and wanted to welcome and congratulate new council members.
- Jocelyn Vare thanked the citizens of Fishers and spoke on what she hopes for the future of Fishers.
- Crystal Neuman thanked everyone and wanted to welcome and congratulate the incoming council members.

21. Meeting Adjournment

- Pete Peterson made a motion to adjourn the meeting. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
- The meeting was adjourned at 7:47 p.m.

Respectfully Submitted,

Jennifer L. Kehl
Fishers City Clerk

CITY COUNCIL SIGN IN SHEETS _____ OF _____ PAGES

DATE: DECEMBER 18, 2023

	PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1	Joyce Slusher	12876 Mondavi
2	Kathy McIntosh	16151 Malbec St
3	Jack Follmer	Regency - Windsor
4	Melody Landis	Traders Point Church
5	TIFFANIE DILLERSON	10433 Buxton Lane
6	[illegible]	Britton Falls
7	Sue Anthony Follmer	13857 Canopy Ln
8	JOSHUA LIPPERT	TRADERS POINT CHRISTIAN CHURCH
9	Mindy Westrick-Brown	Energy Drinker
10	TOM PEITGEN	12940 FANNS RIDGE
11	MIKE COLBY	Resident
12	Dayna Colbert	9046 Cobblestone Dr
13	ROBERT EVANS	10707 BURNING RIDGE
14	Charlie Mattox	Crossroad Engineers 115 N 17th Ave
15	CARL McIntyre	10418 HAGUE RD
16	Gordon Kite	Stoeppelwerth & Assoc
17	Dennis Byrne	11784 Langton Crescent Ct
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Fishers Health Department Update – 12/18/2023

Senate Enrolled Act 4 – "Health First Indiana" Governors Public Health Commission Legislation

- Final funding amount for 2024 is $1,001,725.50 to be transferred to FHD early January 2024. FHD working on workplan per requirements.

Community Health Assessment:

- Continuing work on health assessment and readiness for accreditation process.

Core Health Services

- Immunizations: Seasonal vaccines for flu, COVID-19, and respiratory syncytial virus to be offered at clinic. Recommendations for seasonal vaccines available on FHD Clinic Services webpage.
    - 657 patients seen for immunizations and testing services in October.
- Testing services: consistent demand for tuberculosis tests (66). Demand decreasing for COVID-19 tests (5). Slow uptake of lead testing.
- Reportable conditions continue to be managed at a steady pace and monitored for outbreak potential.

Health Education

- 15 health education sessions offered in November to 1,198 individuals. Health Educator has provided 81 sessions at over 33 different locations since starting in June. On target to provide health education to ~10,000 individuals this year.

Mental Health

- Stigma Free Fishers platform & Community Resource List continue to see increase in usage and awareness. Over 6,900 unique users and 8,240 sessions since launch on May 1. Majority of users from Fishers and surrounding area, female, and younger than 25 years of age. Most common features used are mental health assessments around depression and anxiety, and over 500 unique resources used.
- Mental Health Matters monthly newsletters available here. December newsletter focuses on social isolation and loneliness during the holiday season. In addition to highlighting mental health issues, the newsletter includes resources and event information, and is a leading contributor to internet traffic to the new Stigma Free Fishers website.

Environmental Health & Inspections

- Grading placards posted at all permanent food facilities. Food Grade and Inspection Dashboard is live where anyone can view sanitation grades and inspection reports for retail food establishments. Grades - 420 receiving grade A, 38 grade B, and 18 grade C. High school interns created social media video explaining new grades and can be viewed here.
- 2024 food permit applications opened 12/1/2023.

Community Outreach and Social Media

- Social media focused on seasonal vaccine recommendations, health safety during holiday gatherings, and food safety alerts/recalls in November.

Open Positions

- Interviewing for open Public Health Nurse position.

Pedestrian Safety - 106th Street Bridge Project

Robert Evans <qrhoaboard20@gmail.com>
To: county.highway@hamiltoncounty.in.gov
Bcc: Denise Thomason <denise@designalchemyinc.com>, Jason Wertz <jwertz25@gmail.com>, Stephanie Jaward <sjaward07@yahoo.com>, Bob Fasig <fasig.bob@gmail.com>, Sherri Holm <sherri@holmdesign.biz>, Teresa Chapin <chapin_teresa@lilly.com>, Pete Cerar <pvcerar@gmail.com>, Terry Lee <tml063017@gmail.com>, Susan Fasig <bsfasig@att.net>, Janean Lee <janeanleelee@hotmail.com>, Judy Evans <judyaevans@gmail.com>

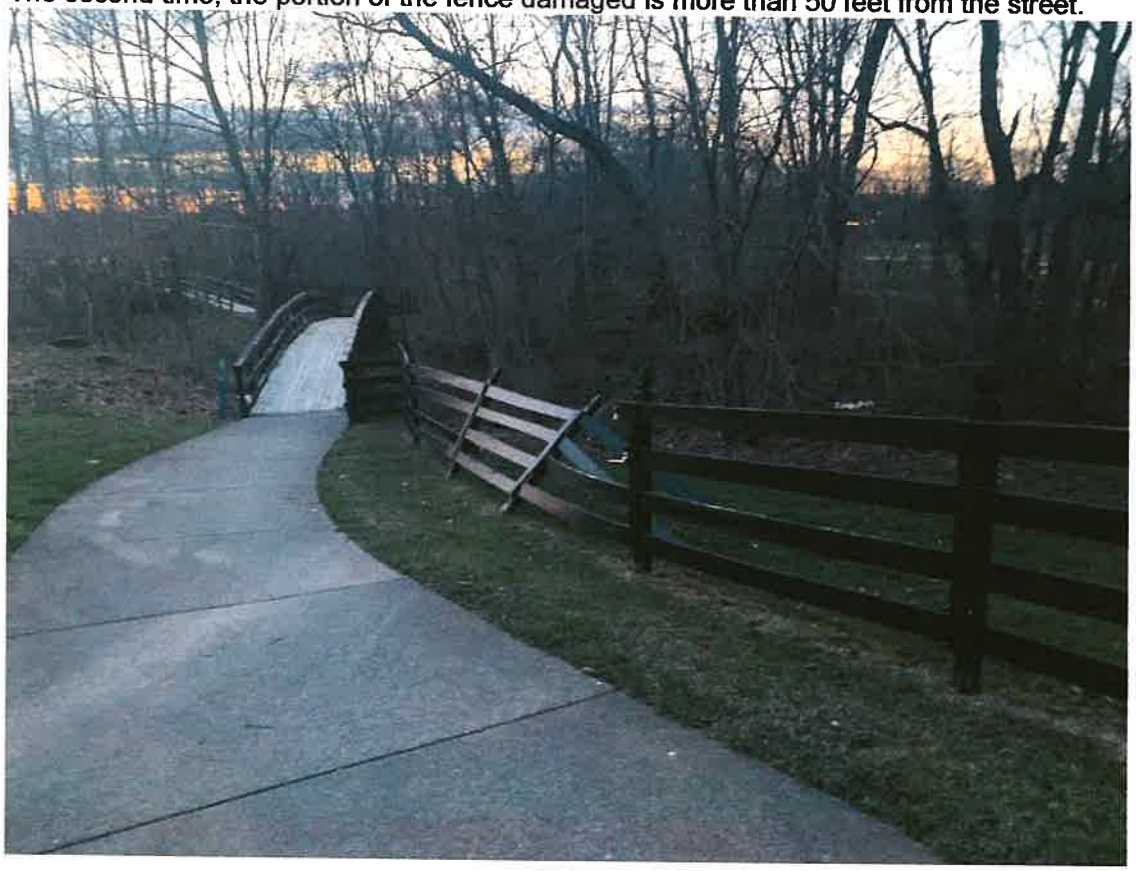
Thu, Dec 14, 2023 at 3:34 PM

Good afternoon:

In my opinion, and that of my neighbors, the current design of the pedestrian walkway on the new 106th street bridge over Mud Creek shows a disregard for public safety.

In the last four years there have been multiple occasions that vehicles traveling at a high rate of speed have veered off 106th street between Hamilton Pass and Cumberland Road. On two occasions portions of the fence on the north side of the walking path have been damaged.

The second time, the portion of the fence damaged is more than 50 feet from the street.



On other occasions, vehicles have crossed the walking path, but not reached the fence.

We have been fortunate that no one has yet been killed or injured during one of these incidents.

I have already requested a pedestrian safety barrier similar to the one on Brooks School Road along this portion of 106th street.

The City of Fishers has made walkability a priority, going so far as to build a tunnel under 116th Street for the Nickel

Plate trail. However, the current pedestrian walkway design along the new bridge makes this portion of the 106th Street walking trail even more dangerous.

A mother pushing a stroller west on the bridge would never see the vehicle jump the small curb proposed as the only barrier between the street and her.

While we would prefer to see the two aesthetically pleasing walking bridges over Mud Creek remain or be replaced with a similar design, like the one over Mud Creek in Cumberland park, we understand that may not be possible with the widening of the Mud Creek channel.

Nevertheless, an acceptable pedestrian walkway design of a bridge over Mud Creek can be seen two miles away where 96th street passes over Mud Creek.

My neighbors and I implore you to reconsider the design of the pedestrian walkway over Mud Creek and not put those of us walking the 106th Street trail in even more peril.

Regards,

Robert Crawford Evans,
President, Quaker Ridge HOA

Gmail

Robert Evans <qrhoaboard20@gmail.com>

Pedestrian Safety - 106th Street Bridge Project

Matt Lee <Matt.Lee@hamiltoncounty.in.gov>
To: "qrhoaboard20@gmail.com" <qrhoaboard20@gmail.com>
Cc: County Highway <County.Highway@hamiltoncounty.in.gov>

Mon, Dec 18, 2023 at 10:07 AM

Mr. Evans,

I'd like to assure you that the safety of pedestrians and motorists is always a top priority of our road and bridge projects. The existing pedestrian bridges north of 106th Street at the Mud Creek crossing will be removed with this project because they are not ADA compliant and their removal will improve the hydraulics of Mud Creek to reduce overtopping of 106th Street. The bridge replacement will bring the pedestrian path adjacent to the roadway for approximately 425 feet at the bridge and the path will be separated from the roadway by an 8 inch barrier curb which is standard practice and can be seen at numerous locations throughout the County. The path outside of the bridge flares out to the existing path location east of the bridge and to a 5 foot offset from the back face of the barrier curb west of the bridge. While it is desirable to provide a 5 foot sidewalk/path offset, it is acceptable to place an elevated sidewalk/path with barrier curb adjacent to a roadway. This can be seen along several nearby roadway corridors like 116th Street, Cumberland Road, and the referenced 96th Street. Both this project and the referenced 96th Street project were designed to meet current standards for roadside safety.

Thanks,

HAMILTON COUNTY
HIGHWAY DEPARTMENT

Matt Lee, P.E. | *Bridge Program Engineer*

Hamilton County Highway Department

1700 S. 10th St. | Noblesville, IN 46060

matt.lee@hamiltoncounty.in.gov

317.773.7770 - office

From: County Highway <County.Highway@hamiltoncounty.in.gov>
Sent: Thursday, December 14, 2023 4:25 PM
To: Matt Lee <Matt.Lee@hamiltoncounty.in.gov>
Subject: FW: Pedestrian Safety - 106th Street Bridge Project

RESOLUTION NO. R011624

A RESOLUTION AUTHORIZING THE CITY CONTROLLER TO TRANSFER CERTAIN CITY OF FISHERS BUDGET FUNDS INTO CERTAIN BUDGET CATEGORIES

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City") has budgeted certain amounts of funds that are used for general municipal operational purposes of the City;

WHEREAS, the certain funds as described in Exhibit A, which is attached hereto and incorporated herein ("Transfers") are in need of various transfers in order to continue their intended purposes and operations; and

WHEREAS, the Common Council for the City of Fishers, Hamilton County, Indiana ("City Council") now desires to authorize the City Controller to transfer said funds into said accounts, all is further described in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

Section 1. The Council hereby authorizes the City Controller to make all transfers as described in Exhibit A ("Transfers") and execute them in a timely and orderly fashion.

Section 2. This Resolution shall be in full force and effect from and upon its passage and in accordance with Indiana law.

ALL OF WHICH IS RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA **R011624**

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the __16th__ day of _January_____2024 at _____p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ _____**January 16, 2024**_____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Controller End Of Year Adjustments 12/31/2023						
					Decrease	Increase
60609014	41300	Sewer	SewPWWater	BENEFITS	$ 27,000.00	
60601011	43100	Sewer	SewMayor	PROSERVICE		$ 27,000.00
21205058	41113	HLTHDPTFND	CHD	FTSALARIES	$ 2,000.00	
21205058	41300	HLTHDPTFND	CHD	BENEFITS		$ 2,000.00
20106010	42200	MVH	MVHFleet	OPERSUP	$ 50,000.00	
20106010	42221	MVH	MVHFleet	FUEL	$ 35,000.00	
20104010	41113	MVH	MVHEng	FTSALARIES	$ 5,000.00	
20106010	43100	MVH	MVHFleet	PROSERVICE	$ 40,000.00	
20106010	44500	MVH	MVHFleet	MACHEQPT		$ 130,000.00
60606010	42200	Sewer	SewFleet	OPERSUP	$ 25,000.00	
60606010	42221	Sewer	SewFleet	FUEL	$ 25,000.00	
60606010	43100	Sewer	SewFleet	PROSERVICE	$ 5,000.00	
60606010	44500	Sewer	SewFleet	MACHEQPT		$ 55,000.00
62606010	42221	Stormwater	SWFleet	FUEL	$ 15,000.00	
62601011	43100	Stormwater	SWMayor	PROSERVICE		$ 15,000.00
21205058	41113	HLTHDPTFND	FTSALARIES			$ 17,000.00
21205058	41300	HLTHDPTFND	CHD	BENEFITS		$ 1,600.00
21205058	41300	HLTHDPTFND	CHD	BENEFITS	$ 18,600.00	
					$ 247,600.00	$ 247,600.00

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
	ACCOUNT				LINE DESCRIPTION	EFF DATE			

YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND

2024 01 220 01/17/2024 DPW R011624 BUA PWCapPurch 1 1

1	10109013	43100	General Fund - PW Parks	Professional Services	828,745.00	-45,141.00	783,604.00	
	1010.901.93.000.43100.			PW Capital Purchase Expense	01/17/2024			
2	10109013	44920	General Fund - PW Parks	Capital Expenses	.00	45,141.00	45,141.00	
	1010.901.93.000.44920.			PW Capital Purchase Expense	01/17/2024			
				** JOURNAL TOTAL		0.00		

YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND

2024 01 314 01/11/2024 FACILI R011624 BUA CapPurch 1 1

1	10106100	42200	General Fund - IC	Operating Supplies	1,122,035.00	-9,421.75	1,112,613.25	
	1010.610.00.000.42200.			Pay for capital expense	01/11/2024			
2	10109012	44920	General Fund - PW Buildings	Capital Expenses	.00	9,421.75	9,421.75	
	1010.901.92.000.44920.			Pay for capital expense	01/11/2024			
				** JOURNAL TOTAL		0.00		

YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND

2024 01 407 01/17/2024 CSXCOF R011624 BUA CapPurch 1 1

1	10101017	43100	General Fund - Customer Servic	Professional Services	69,150.00	-157.77	68,992.23	
	1010.101.17.000.43100.			Mail Inserter	01/17/2024			
2	10101017	44500	General Fund - Customer Servic	Machinery and Equipment	.00	157.77	157.77	
	1010.101.17.000.44500.			Mail Inserter	01/17/2024			
				** JOURNAL TOTAL		0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valoisl

YEAR PER JNL SRC ACCOUNT EFF DATE	JNL DESC	REF 1	REF 2	REF 3		ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
2024 1 220										
BUA 10109013-43100						Professional Services	5			45,141.00
01/17/2024	PWCapPurch	DPW	R011624		T	PW Capital Purchase Expense				
BUA 10109013-44920						Capital Expenses	5		45,141.00	
01/17/2024	PWCapPurch	DPW	R011624		T	PW Capital Purchase Expense				
						JOURNAL 2024/01/220 TOTAL			.00	.00
2024 1 314										
BUA 10106100-42200						Operating Supplies	5			9,421.75
01/11/2024	CapPurch	FACILI	R011624		T	Pay for capital expense				
BUA 10109012-44920						Capital Expenses	5		9,421.75	
01/11/2024	CapPurch	FACILI	R011624		T	Pay for capital expense				
						JOURNAL 2024/01/314 TOTAL			.00	.00
2024 1 407										
BUA 10101017-43100						Professional Services	5			157.77
01/17/2024	CapPurch	CSXCOF	R011624		T	Mail Inserter				
BUA 10101017-44500						Machinery and Equipment	5		157.77	
01/17/2024	CapPurch	CSXCOF	R011624		T	Mail Inserter				
						JOURNAL 2024/01/407 TOTAL			.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR	PER	JNL	EFF DATE ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena Valois **

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	A Resolution Authorizing the City Controller to Transfer Certain City of Fishers Budget Funds Into Certain Budget Categories			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☒ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1st Reading	☐ 2nd Reading	☐ Public Hearing	☐ 3rd Reading ☐ Final Reading
	Ordinance #:		Resolution #: R011624	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐ Contract **required** for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐ Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document **must** be recorded with the County Recorder's Office ☐ Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☒ Assistant/Deputy Department Head	☒ Controller's Office
	☒ Department Head	☒ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☒ Other: Corresponding Department Heads
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	A transfer of funds from one appropriation to another means removing monies from one category such as "supplies" and moving it to another such as "contractual services". Due to various circumstances and reasons sometimes throughout the year budget appropriations in their respective funds need to be transferred to avoid drawing a negative balance. When this occurs, the respective department provides a written and signed transfer request to the Controller's Office. All transfers require Department Head approval before submission to the Controller's Office, whether or not they are between categories (ex. 200's to 300's) in the same department or transfers between departments. Transfers between departments also require City Council approval in addition to Department Head approval. As such, all transfers requiring City Council approval are prepared by the Controller's Office and submitted to the City Council for approval. Upon approval they are processed by the Controller's Office. Money cannot be transferred between funds. Attached is a resolution and its accompanying Exhibit A ("Transfers") requesting authorization for the City Controller to transfer all funds as outlined in the exhibit.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	See Exhibit A
	Additional Appropriation #:	N/A
	Narrative:	This action does not require an expenditure or receive a revenue, rather it is transferring funds within various City funds. See Exhibit A for all transfers and transfer detail.

OPTIONS (Include *Deny Approval* Option)	1.	Approve this resolution and authorize the City Controller to make the transfers
	2.	Deny this resolution and request
	3.	Approve selected transfer requests
	4.	Provide alternate direction

PROJECT TIMELINE	All approved transfers will be transferred respectively immediately following approval.
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the City Council approve this resolution authorizing the City Controller to transfer all funds as outlined in Exhibit A and fully oversee this process and request.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Exhibit A

Form Revised: 03/20/2019

RESOLUTION NO. R011624

A RESOLUTION AUTHORIZING THE CITY CONTROLLER TO TRANSFER CERTAIN CITY OF FISHERS BUDGET FUNDS INTO CERTAIN BUDGET CATEGORIES

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City") has budgeted certain amounts of funds that are used for general municipal operational purposes of the City;

WHEREAS, the certain funds as described in Exhibit A, which is attached hereto and incorporated herein ("Transfers") are in need of various transfers in order to continue their intended purposes and operations; and

WHEREAS, the Common Council for the City of Fishers, Hamilton County, Indiana ("City Council") now desires to authorize the City Controller to transfer said funds into said accounts, all is further described in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

Section 1. The Council hereby authorizes the City Controller to make all transfers as described in Exhibit A ("Transfers") and execute them in a timely and orderly fashion.

Section 2. This Resolution shall be in full force and effect from and upon its passage and in accordance with Indiana law.

ALL OF WHICH IS RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

R011624

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the __16th__ day of _January_____2024 at ____1:47____p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

CITY OF FISHERS SEAL INDIANA

MAYOR'S APPROVAL

_____ _____**January 16, 2024**_____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Controller End Of Year Adjustments 12/31/2023						
					Decrease	Increase
60609014	41300	Sewer	SewPWWater	BENEFITS	$ 27,000.00	
60601011	43100	Sewer	SewMayor	PROSERVICE		$ 27,000.00
21205058	41113	HLTHDPTFND	CHD	FTSALARIES	$ 2,000.00	
21205058	41300	HLTHDPTFND	CHD	BENEFITS		$ 2,000.00
20106010	42200	MVH	MVHFleet	OPERSUP	$ 50,000.00	
20106010	42221	MVH	MVHFleet	FUEL	$ 35,000.00	
20104010	41113	MVH	MVHEng	FTSALARIES	$ 5,000.00	
20106010	43100	MVH	MVHFleet	PROSERVICE	$ 40,000.00	
20106010	44500	MVH	MVHFleet	MACHEQPT		$ 130,000.00
60606010	42200	Sewer	SewFleet	OPERSUP	$ 25,000.00	
60606010	42221	Sewer	SewFleet	FUEL	$ 25,000.00	
60606010	43100	Sewer	SewFleet	PROSERVICE	$ 5,000.00	
60606010	44500	Sewer	SewFleet	MACHEQPT		$ 55,000.00
62606010	42221	Stormwater	SWFleet	FUEL	$ 15,000.00	
62601011	43100	Stormwater	SWMayor	PROSERVICE		$ 15,000.00
21205058	41113	HLTHDPTFND	FTSALARIES			$ 17,000.00
21205058	41300	HLTHDPTFND	CHD	BENEFITS		$ 1,600.00
21205058	41300	HLTHDPTFND	CHD	BENEFITS	$ 18,600.00	
					$ 247,600.00	$ 247,600.00

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
	ACCOUNT				LINE DESCRIPTION	EFF DATE			

YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND

2024 01 220 01/17/2024 DPW R011624 BUA PWCapPurch 1 1

1	10109013	43100	General Fund - PW Parks	Professional Services	828,745.00	-45,141.00	783,604.00	
	1010.901.93.000.43100.			PW Capital Purchase Expense	01/17/2024			
2	10109013	44920	General Fund - PW Parks	Capital Expenses	.00	45,141.00	45,141.00	
	1010.901.93.000.44920.			PW Capital Purchase Expense	01/17/2024			
				** JOURNAL TOTAL		0.00		

YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND

2024 01 314 01/11/2024 FACILI R011624 BUA CapPurch 1 1

1	10106100	42200	General Fund - IC	Operating Supplies	1,122,035.00	-9,421.75	1,112,613.25	
	1010.610.00.000.42200.			Pay for capital expense	01/11/2024			
2	10109012	44920	General Fund - PW Buildings	Capital Expenses	.00	9,421.75	9,421.75	
	1010.901.92.000.44920.			Pay for capital expense	01/11/2024			
				** JOURNAL TOTAL		0.00		

YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND

2024 01 407 01/17/2024 CSXCOF R011624 BUA CapPurch 1 1

1	10101017	43100	General Fund - Customer Servic	Professional Services	69,150.00	-157.77	68,992.23	
	1010.101.17.000.43100.			Mail Inserter	01/17/2024			
2	10101017	44500	General Fund - Customer Servic	Machinery and Equipment	.00	157.77	157.77	
	1010.101.17.000.44500.			Mail Inserter	01/17/2024			
				** JOURNAL TOTAL		0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valoisl

YEAR PER JNL SRC ACCOUNT EFF DATE	JNL DESC	REF 1	REF 2	REF 3		ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
2024 1 220										
BUA 10109013-43100						Professional Services	5			45,141.00
01/17/2024	PWCapPurch	DPW	R011624		T	PW Capital Purchase Expense				
BUA 10109013-44920						Capital Expenses	5		45,141.00	
01/17/2024	PWCapPurch	DPW	R011624		T	PW Capital Purchase Expense				
						JOURNAL 2024/01/220 TOTAL			.00	.00
2024 1 314										
BUA 10106100-42200						Operating Supplies	5			9,421.75
01/11/2024	CapPurch	FACILI	R011624		T	Pay for capital expense				
BUA 10109012-44920						Capital Expenses	5		9,421.75	
01/11/2024	CapPurch	FACILI	R011624		T	Pay for capital expense				
						JOURNAL 2024/01/314 TOTAL			.00	.00
2024 1 407										
BUA 10101017-43100						Professional Services	5			157.77
01/17/2024	CapPurch	CSXCOF	R011624		T	Mail Inserter				
BUA 10101017-44500						Machinery and Equipment	5		157.77	
01/17/2024	CapPurch	CSXCOF	R011624		T	Mail Inserter				
						JOURNAL 2024/01/407 TOTAL			.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR	PER	JNL	EFF DATE ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena Valois **

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	A Resolution Authorizing the City Controller to Transfer Certain City of Fishers Budget Funds Into Certain Budget Categories			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☒Consent	☐Ordinance	☒Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☐Final Reading
	Ordinance #:		Resolution #: R011624	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☒ Assistant/Deputy Department Head	☒ Controller's Office
	☒ Department Head	☒ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☒ Other: Corresponding Department Heads
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	A transfer of funds from one appropriation to another means removing monies from one category such as "supplies" and moving it to another such as "contractual services". Due to various circumstances and reasons sometimes throughout the year budget appropriations in their respective funds need to be transferred to avoid drawing a negative balance. When this occurs, the respective department provides a written and signed transfer request to the Controller's Office. All transfers require Department Head approval before submission to the Controller's Office, whether or not they are between categories (ex. 200's to 300's) in the same department or transfers between departments. Transfers between departments also require City Council approval in addition to Department Head approval. As such, all transfers requiring City Council approval are prepared by the Controller's Office and submitted to the City Council for approval. Upon approval they are processed by the Controller's Office. Money cannot be transferred between funds. Attached is a resolution and its accompanying Exhibit A ("Transfers") requesting authorization for the City Controller to transfer all funds as outlined in the exhibit.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	See Exhibit A
	Additional Appropriation #:	N/A
	Narrative:	This action does not require an expenditure or receive a revenue, rather it is transferring funds within various City funds. See Exhibit A for all transfers and transfer detail.

OPTIONS (Include *Deny Approval* Option)	1.	Approve this resolution and authorize the City Controller to make the transfers
	2.	Deny this resolution and request
	3.	Approve selected transfer requests
	4.	Provide alternate direction

PROJECT TIMELINE	All approved transfers will be transferred respectively immediately following approval.
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the City Council approve this resolution authorizing the City Controller to transfer all funds as outlined in Exhibit A and fully oversee this process and request.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Exhibit A

Form Revised: 03/20/2019

RESOLUTION NO: R011624A

RESOLUTION APPROVING AMENDED AND RESTATED LAND ACQUISITION AGREEMENT

WHEREAS, as part of the City of Fishers' (the "City") larger event center project, the City previously approved a certain Land Acquisition Agreement with TTRG IN Fishers Swordfish, LLC ("Developer") to acquire Real Property (the "Event Center Property"), and if not developed, the Commercial Property (the "Original LAA");

WHEREAS, since entering in the Original LAA, Developer has agreed to invest or cause to be invested approximately $60 to $80 Million completing the Crossing Project, a project that is anticipated to include approximately 275 multifamily units and 20,000 square feet of retail and restaurant space on property that is part of the Commercial Property;

WHEREAS, as a result, the terms of the Original LAA must be amended to contemplate the new Crossing Project, clarify that the City of Fishers Redevelopment Commission is responsible for all carry costs until Closing and align the obligation to pay Real Estate Taxes with the Project Agreement, all pursuant to an agreement substantially similar to the Amended And Restated Land Acquisition Agreement attached hereto and incorporated herein as **Exhibit A** (the "Agreement"); and

WHEREAS, all capitalized terms used but not defined herein are used with the meaning ascribed to such terms in the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, meeting in regular session as follows:

Section 1. The City Council hereby approves an amended and restated land acquisition agreement substantially similar to the Agreement.

Section 2. The Mayor is hereby authorized to execute an amended and restated land acquisition agreement substantially similar to the Agreement**.**

Section 3. This Resolution shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the City Council for the City of Fishers, Hamilton County, Indiana this ____ day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		
	John P. Delucia, Member		
	Tiffany Ditlevson, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____,2023 at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ _____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett"

AMENDED AND RESTATED LAND ACQUISITION AGREEMENT

This Amended And Restated Land Acquisition Agreement (this "Amendment") is executed as of the ___ day of _____, 2023 (the "Effective Date"), by and among TTRG IN Fishers Swordfish, LLC, a Delaware limited liability company ("Developer"), the City of Fishers Redevelopment Commission, a commission of the City authorized and existing pursuant to Ind. Code § 36-7-14 *et. seq*. (the "Commission"), and the City of Fishers, Hamilton County, Indiana (the "City" and together with the Commission and the Developer, the "Parties" or each a "Party"), on the following terms and conditions:

Recitals

WHEREAS, on or about January __, 2023, the Parties entered into that certain Land Acquisition Agreement pursuant to which Developer agreed to acquire the Parcel, act as a master developer for the City and market for development the Commercial Property for commercial purposes consistent with the City's vision for related Event Center arena amenities, if the City agreed to pay the Master Developer Fee and Land Acquisition Price (the "Agreement"); and

WHEREAS, since entering into the Agreement, the Parties have determined to achieve the highest and best development for the remaining portions of the Parcel, the Parties must restructure provisions of the Agreement concerning the Commission's obligation to pay taxes while also inducing Developer to complete its Union Project; and

WHEREAS, capitalized terms used but not defined herein are used with the meaning set forth in the Project Agreement.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. **Recitals**. The representations, covenants and recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Section 1.

2. **Mutual Assistance**. The Parties agree, subject to further proceedings required by the Laws, to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications, as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent.

3. **Defined Terms**. The following capitalized terms used in this Agreement are used with meaning ascribed to such terms in this Section 3.

Additional Crossing Project Site: Development anticipated by the Parties to include a mixed-use building, Chicken N Pickle restaurant and hotel with approximately 150 keys on the parcels labeled as Parcels 3, 5, and 6 on Exhibit L, respectively.

Related Entity: an entity that, directly or indirectly, through one or more intermediaries, controls, or is controlled by, or is under common control with Developer. As used herein, the term "controls" or "controlled by" means possessing power to direct the management and policies of Developer whether through ownership of voting securities, by contract or otherwise.

Applicable Rate: the prime interest rate published in the *Wall Street Journal* plus three percent (3%) per annum.

Assignment and Assumption Agreement: the general form of the agreement attached as Exhibit A, pursuant to which the Commission assigns its right to acquire the City Property or any portion thereof to a Third-Party Assignee.

BOT: A build, operate, transfer agreement between the City and the Contractor for construction of the (a) Master Infrastructure Improvements throughout the Parcel, (b) Event Center on the City Property, and the (c) parking spaces within the Parking Property.

Broker Fee: The fee or commission (a) charged by a third-party listing broker representing Developer or buyer's broker at a Commercial Property Closing for representing a buyer of Commercial Property; and (b) pre-approved in writing by the Commission (via a City Contact).

City: The City of Fishers, Hamilton County, Indiana, or, in its sole discretion, one of its related bodies and commissions.

City Contact: Any of one of the following: Scott Fadness (fadnesss@fishers.in.us), Jennifer Messer (jennifercmesserlaw@gmail.com), Elliott Hultgren (hultgrene@fishers.in.us) or Megan Baumgartner (baumgartnerm@fishers.in.us) or their successors.

City Preconstruction Fee: An amount equal to (a) City's reimbursement of Developer for third-party, pre-construction costs incurred by Developer (or on behalf of Developer) as documented in the Cost Report, and (b) .75% of the Master Development Fee.

City Property: Approximately 3.81 acres shown and crosshatched on Exhibit B. The City Property includes all the improvements, personal property, and related rights and interests.

City Property Closing: Developer's transfer and conveyance of the City Property to the Contractor.

City Property Closing Date: The date on which the City Property Closing occurs, which date shall be the same as the Parcel Closing Date.

City Purchase Price: An amount equal to the Per Acre Price multiplied by the surveyed acreage of the City Property, which amount shall be determined upon mutual agreement of the Parties prior to Closing together with all Closing Costs associated with the City Property Closing.

Claims: The claims, liabilities, damages, injuries, losses, liens, costs, and/or expenses (including, without limitation, reasonable attorneys' fees); provided that in no event shall Claims include consequential or punitive damages.

Closing Costs: All recording fees, escrow closing costs, and such other closing fees, costs, and charges customarily associated with a commercial real estate closing including any commissions approved by the Commission.

Commercial Property: The Parcel minus the (a) City Property; (b) Parking Property and (c) Crossing Project Site upon Closing of the Crossing Project pursuant to the Project Agreement (for the avoidance of doubt, prior to such Closing, the Crossing Project Site shall be deemed part of the Commercial Property).

Commercial Property Closing: Developer's transfer and conveyance of any portion of the Commercial Property to a Third-Party or a Related Entity.

Commitment: A title insurance commitment for an owner's policy of title insurance that: (a) is issued by the Title Insurer; and (b) commits to insure marketable fee simple title to the Remaining Commercial Property or City Property, as applicable.

Contractor: Hunt Construction Group, Inc.

Cost Report: A consolidated job cost report that provides a line-item summary of Developer's third-party expenses incurred from performing the Master Developer Services prior to the City Property Closing, which Cost Report shall be provided to the Commission on the Effective Date and updated and provided to the City Contact not less five (5) days prior to the City Property Closing Date.

Crossing Project: collectively, the development and construction of mixed-use project envisioned to a mixed-use building comprised of approximately 275 multifamily units and 20,000 square feet of retail and restaurant space. Notwithstanding the foregoing, the Crossing Project may change in use and scope during the Due Diligence Period and shall ultimately be developed based on the Approved Plans. The Project shall culminate in approximately $60_Million to $85 Million in private investment in the City, which is subject to change based upon the Approved Plan and corresponding uses.

Crossing Project Site shall mean the approximately ___ acres of real property labeled as the Crossing Site on **Exhibit M**.

Current Year Taxes and Assessment: The Real Estate Taxes and assessments assessed for, and first becoming a lien against, the Remaining Commercial Property, as applicable, during the year in which the Remaining Commercial Property Closing Date occurs.

Deed: A special warranty deed by which the Developer shall convey its interest in the (a) City Property to the Contractor; and (b) Remaining Commercial Property to the Commission and Third-Party Assignee, if applicable, together with all improvements thereon, which Deed shall be subject only to (y) the Permitted Exceptions; and (z) matters created or consented to by the Commission or the Third-Party Assignee, as applicable.

Developer Price: Except for the Crossing Site which shall be conveyed to Developer or a related

entity pursuant to the Project Agreement for the Crossing Site Purchase Price, a price equal to the average of two (2) appraisals for any portion of the Commercial Property, with one appraiser to be selected by the City and the other appraiser to be selected by the Developer (with each party paying the cost for its appraisal). The appraisals shall be performed within sixty (60) days of Developer providing the City notice of its intent to transfer any portion of the Commercial Property to a Related Entity to self-develop, and the effective date of the appraisal shall be as of the date such notice is provided by Developer to the City. If the Developer does not close on the portion of the Commercial Property subject to the appraisals within one (1) year of the determination of the Developer Price, then Developer and City will obtain two (2) new appraisals (with each party paying the cost for its appraisal) to determine the Developer Price if Developer subsequently decides to develop the same portion of the Commercial Property.

Disbursement Request shall mean a written request and certification for payment submitted by the Developer to the City in the form attached hereto as Exhibit K, which request and certification for payment shall: (a) be prepared by the Developer; and (b) be accompanied by: (i) a description of the work therein, (ii) a detailed summary of the costs included in such Disbursement Request, and (iii) all related invoices, lien releases, and/or other information reasonably necessary to establish the accuracy of the information set forth in the request and certification.

Easement Agreement: An easement agreement between Developer and City for the operation of the Parking Property, which easement shall contain the minimum terms included in Exhibit C and shall initially create an easement area for the Original Parking Area. In addition, as described in Exhibit C, the City shall provide (or arrange for the BOT to provide) or reimburse Developer for adequate insurance (as mutually determined by City and Developer) associated with Developer's risk of owning the Parking Property operated under the BOT that Developer does not operate or control (with the Project Lender to be named an additional insured), and all such cost of insurance (whether procured by City or Developer) will be paid directly by the City within thirty (30) days of such premium being due.

Event Center shall mean an event center with a footprint of up to 140,000 square feet, approximately 8,000-person capacity and developed and constructed on the City Property.

Event of Default: The meaning set forth in Section 10.

Force Majeure shall mean any cause that is not within the reasonable control of the Parties, including, without limitation: (a) unusually inclement weather but not prolonged inclement cold, ice, sleet, snow or hail as is typical in Indiana during winter; (b) the unusual unavailability of materials, equipment, services, or labor; (c) utility or energy shortages or acts or omissions of public utility providers; and (d) epidemics, pandemics, and other public health circumstances resulting in a governmental declaration of a public health emergency, provided that a Party's failure to anticipate normal and customary delays due to weather or normal and customary delays in obtaining Required Permits shall not be deemed Force Majeure.

Land Acquisition Price: The price, as applicable, calculated pursuant to Exhibit D for any portion of the Remaining Commercial Property.

Laws: All applicable laws, statutes, and/or ordinances, and any applicable governmental or judicial rules, regulations, guidelines, judgments, orders, and/or decrees, including without limitation the City's Unified Development Ordinance, as applicable.

Line of Credit: That certain revolving line of credit by and between Project Lender and Developer in the maximum principal amount of $5,780,523.00 that is exclusively used for (a) pursuit costs in the maximum amount of $500,000.00, and (b) paying interest on the Project Loan in the maximum principal amount of $5,270,523.00.

Master Developer Fee: 2% of the total amount of the total budget for the Event Center as set forth on Exhibit I to this Agreement, .75 of the Master Developer Fee to be paid to Developer by Contractor at the City Property Closing. The remaining 1.25% of the Master Developer Fee shall be paid proportionately based on the per square foot basis of the Remaining Commercial Property (excluding the Parking Property) and shall be paid to Developer at each closing of a portion of the Commercial Property. Any remaining portion of the Master Development Fee left unpaid, shall be paid to the Developer at the Remaining Commercial Property Closing. Notwithstanding when the Master Developer Fee is paid, Developer shall be responsible for completing all Master Developer Services.

Master Developer Services: (a) Prior to the City Property Closing, all services necessary to acquire the Parcel, including, without limitation, (i) causing the completion of all Property Inspections, (ii) obtaining the Owner approvals and (iii) consulting with the City; and (b) after the City Property Closing, all services described on **Exhibit H**.

Master Development Plan: The design of vertical improvements throughout the Parcel to serve the Event Center and maximize use of the Commercial Property, including, without limitation, the design of water, sewer, stormwater detention, utilities and roads.

Master Infrastructure Improvements: The horizontal improvements to be constructed pursuant to the Master Development Plan.

MPA: The Multi-Party Agreement of even date herewith and executed by Developer, City, the Commission and the Project Lender.

Original Parking Area: The Parking Property as depicted on Exhibit E.

Owner: Sunbeam Development Corporation and G&I X MJW 11100 USA PARKWAY LLC (each owning a portion of the Parcel).

Parcel: Approximately 62.18 acres as depicted on Exhibit F.

Parcel Closing Date: The date on which Developer acquires the Parcel, which date shall be mutually determined by Developer, Contractor and the Commission after the Commission has approved the Commitment for the Parcel.

Parking Property: Approximately 62.21 acres of the Parcel, which Parking Property will

accommodate not less than 2,900 parking spaces (approximately 44.59 acres) and shall be configured in a manner to maximize development and use of the Commercial Property. The land comprising the Parking Property (and subject to the Easement Agreement) may change from time-to-time, in the sole discretion of the City

Parking Property Closing: The transfer and conveyance of real property used for parking for the Event Center from the Developer to the Commission, (a) which Parking Property Closing shall occur upon within (30) days written notice from the Commission to the Developer; and (b) at which the Commission shall pay (i) the Per Acre Price, (ii) Closing Costs, (iii) fees charged by the Project Lender, if any; and (iv) applicable portion of the Master Developer Fee.

Per Acre Price: An amount calculated as follows: acreage of the City Property, Parking Property or Remaining Commercial Property, as applicable x approximately $315,810.00, The Per Acre Price shall be based on the surveyed acreage of the Parcel and the final price of the Parcel on the Parcel Closing Date.

Permitted Exceptions: (a) the lien of Current Year Taxes and Assessments not delinquent; (b) any exceptions to title reflected in the Commitment (i) at the time that Developer acquires the Parcel, or (ii) to which the Commission or Third Party Assignee, as applicable, does not object; and (c) such other matters that are accepted by the Commission and Third Party Assignee, if applicable, in writing or which Commission and Third Party Assignee, if applicable, is deemed to have waived pursuant to the terms and conditions of this Agreement.

Post-Closing MDS Costs: Third-party costs and expenses pre-approved by a City Contact and incurred by Developer.

Project Agreement: That certain October ___, 2023 Project Agreement by and among Thompson Thrift Development, Inc. the City, Fishers Town Hall Building Corporation, the Commission, and City of Fishers Economic Development Commission.

Project Lender: The National Bank of Indianapolis.

Project Loan: A loan issued by Project Lender to Developer in the maximum amount of $19,219,477.00 for the sole purpose of acquiring the Parcel on the Parcel Closing Date.

Property Inspections: The studies, inspections and assessments listed on Exhibit J.

Purchase Agreement: Both the (i) December 14, 2021 Purchase Agreement by and between Sunbeam Development Corporation and Developer, as amended by that certain First Amendment to Purchase Agreement dated March 14, 2022, and (ii) the Purchase and Sale Agreement by and between G&I X MJW 11100 USA PARKWAY LLC and Developer, and any other amendments to either Purchase and Sale Agreement approved by the City.

Real Estate Taxes and Insurance: From the Effective Date until (a) Closing on the Union Project all real estate taxes levied on, against, or with respect to the Commercial Property not including the Additional Crossing Project Site, and (b) Closing for the Crossing Project, all real estate taxes levied on, against, or with respect to the Crossing Project Site.

Related Entity: A third party controlled by or under common control with Developer.

Remaining Commercial Property: Any portion of the Commercial Property not previously transferred and conveyed to Developer, a Related Entity or third party prior to the Remaining Commercial Property Closing Date.

Remaining Commercial Property Closing Date: The date on which (a) the Commission pays the Land Acquisition Price, to the extent such number is a positive number; and (b) the Remaining Commercial Property is transferred and conveyed to the Commission and/or any Third-Party Assignee pursuant to a Deed. Notwithstanding anything to the contrary included herein, unless the Parties mutually agree in writing, the Remaining Commercial Property Closing Date shall not occur (y) sooner than forty-eight (48) months from the Effective Date, or (z) later than eighty-four (84) months from the Effective Date. The Commission shall provide Developer sixty (60) days written notice of the Remaining Commercial Property Closing Date; provided, however, if Developer is under contract for the sale of a portion of the Commercial Property to a third-party purchaser, the Developer shall have the option of closing on such sale to a third-party purchaser or assigning its rights as seller under such contract to the City as part of the City's closing on the Remaining Commercial Property.

Required Permits: All permits, licenses, approvals, and consents required by the Laws for construction of the Master Infrastructure Improvements.

Third-Party Assignee: shall mean one or more entities to which the Commission assigns its right and obligation to acquire the Remaining Commercial Property or portion thereof pursuant to the Assignment and Assumption Agreement.

Title Insurer: shall mean First American Title Insurance Company (Gina Longere).

4. **Developer Obligations**. For and in consideration of the Commission satisfying in full the Commission Obligations (as defined herein below), the Developer shall:

a) complete all Master Developer Services;
b) obtain all necessary approvals of the Owner as required under the Purchase Agreement;
c) regularly update the City Contact on the progress of the (i) Developer acquiring the approvals needed from the Owner under the Purchase Agreement; and (ii) easements needed from property owners adjacent to the Parcel or as otherwise required by Owner;
d) upon written approval of the City, acquire the Parcel pursuant to the Purchase Agreement;
e) transfer the City Property to the Contractor on the City Property Closing Date pursuant to the Deed;
f) on the City Property Closing Date, enter into the assignment and assumption agreement with Contractor attached hereto and incorporated herein as Exhibit G (the "Contractor Assignment");
g) contemporaneously with acquisition of the Parcel, enter into an Easement Agreement with the City;

h) prior to developing or leasing for development (which lease shall be subject to an approval similar to that described in Section 6(a)), any portion of the Commercial Property, pay the Project Lender the Developer Price;
i) contract or continue to contract with Kimley Horn for design of the Master Improvements, including paying the costs associated with such contract and applying to the City for reimbursement of such costs as such costs are incurred pursuant to Disbursement Requests;
j) market the Commercial Property for commercial development and upon obtaining the City's approval (as described in Section 6), enter into agreements for the sale or lease of the Commercial Property (or portions thereof), which agreement(s) shall, at a minimum, include the information provided by Developer to the City to obtain the City Approval;
k) transfer the Commercial Property to third parties;
l) promptly, using commercially reasonable care and expertise, satisfy the requirements included in Exhibit H.
m) on the Remaining Commercial Property Closing Date, transfer and convey the Remaining Commercial Property to the Commission and/or to a Third-Party Assignee, if applicable;
n) strictly adhere to the Laws;
o) to the extent necessary to comply with this Agreement, obtain all Required Permits;
p) otherwise satisfy the terms of this Agreement; and
q) enter into and cause the Project Lender to enter into the MPA on the City Property Closing Date.

(individually or collectively, the "Developer Obligations")

5. Commission and/or City Obligations. For and in consideration of the Developer satisfying in full the Developer Obligations, the Commission shall:

a) contemporaneously with Developer's acquisition of the Parcel, (i) cause the Contractor to pay the City Purchase Price to Developer and acquire the City Property pursuant to the Deed; and (ii) pay the Developer the City Preconstruction Fee;
b) contemporaneously with Developer's acquisition of the Parcel, enter into the Easement Agreement;
c) pay Developer the Master Developer Fee as follows: .75 at the City Property Closing (as part of the City Pre-Construction Fee), with 1.25% of the Master Developer Fee paid proportionately based on the per square foot basis of (i) Commercial Property transferred and conveyed at any Commercial Property Closing; and/or (ii) Remaining Commercial Property transferred and conveyed at any Remaining Commercial Property Closing. Any remaining portion of the Master Development Fee left unpaid shall be paid at to the Developer at the Remaining Commercial Property Closing. Moreover, for conveyances described in foregoing subsections (i) and (ii), "proportionally based" shall mean acreage transferred/17.62.
d) contemporaneously with Developer's acquisition of the Parcel, cause the Contractor to enter into the Contractor Assignment;
e) promptly review all results of the Property Inspections and provide comment on such results, any Owner approvals and easement acquisitions;
f) on the Remaining Commercial Property Closing Date, pay or cause to be paid to Developer the Land Acquisition Price and accept transfer and conveyance, and if

applicable, cause a Third-Party Assignee to accept transfer and conveyance of such Remaining Commercial Property pursuant to the Assignment and Assumption Agreement;

g) at the Parking Property Closing, transfer and convey the Parking Property to the Commission; and

h) reimburse Developer for all Post-Closing Master Developer Services Costs within thirty (30) days after Developer properly submits a Disbursement Request, which requests shall not be submitted more frequently than monthly).

(individually or collectively, the "Commission Obligations")

6. <u>Commercial Property Transfers</u>.

(a) <u>Third Party Transfers</u>. Prior to the Remaining Commercial Property Closing Date, Developer shall control the Commercial Property for purposes of development, subject to this <u>Section 6(a).</u> Prior to transferring and conveying any portion of the Commercial Property to a third party (except a Third-Party Assignee) or a Related Entity (in either instance, an "End User") or developing or leasing for development any portion of the Commercial Property, Developer shall: (a) seek the written approval of a City Contact (the "Commission Approval"); by providing, at a minimum, the following information (i) price to be paid for the Commercial Property; (ii) amount of Commercial Property to be transferred to an End User; (iii) proposed use of the Commercial Property; (iv) the amount of the Broker Fee, if any; and (v) any additional information requested by the City Contact; (b) if the City Contact provides such Commission Approval, provide Commission a draft a purchase agreement between Developer and any End User, which purchase agreement shall be subject to the Commission's written approval, in its sole discretion, prior to becoming effective; (c) provide the closing statement for any such transaction to the City Contact prior to the Commercial Property Closing; and (d) transfer and convey the Commercial Property to the End User pursuant to the purchase agreement approved by the Commission. Until the Project Loan and Line of Credit are satisfied in full, after payment of the amounts owed to the Project Lender in 6(b), all proceeds received from the transfer and conveyance of Commercial Property to any End User shall be, at the Commercial Property Closing, paid to the Project Lender for application to the Project Loan or Line of Credit, in the discretion of the Commission.

(b) <u>Cost Allocation</u>. For any conveyance of the Commercial Property (whether to a third-party or a Related Entity of Developer), the purchase and sale agreement for such portion of the Commercial Property shall provide the purchase price (the "Purchase Price"), and state that such Purchase Price shall be divided between Developer and the City at the Commercial Closing. At the Commercial Closing, the closing statement shall include,(i) a grossed up sales price to include an allocation of land and unreimbursed costs comprising the Land Acquisition Price on a per acre basis (or as approved by the City and Developer to maximize savings), and (ii) Closing Costs including any Broker Fee and attorneys' fees (the "Base Purchase Price"). The Base Purchase Price shall be remitted to Developer and used be to pay down debt on the Project Loan. The positive difference, if any, between the Purchase Price and the Base Purchase Price shall be remitted to the City and set aside and maintained in an escrow account as collateral for

the outstanding Project Loan until the earlier of the Remaining Commercial Property Closing or the balance of the Project Loan being repaid in full.

7. Representations And Warranties.

(a) Commission. The Commission represents and warrants to Developer that: (i) it shall not enter into any contracts or undertakings that would limit, conflict with, or constitute a breach of this Agreement; (ii) it is the governing body of the City of Fishers Redevelopment Department organized and existing under the laws of the State of Indiana; (iii) subject to completion of the applicable proceedings required by Laws, it has the power: (A) to enter into this Agreement; and (B) to perform its obligations hereunder; (vi) it has been duly authorized by proper action: (A) to execute and deliver this Agreement; and (B) to perform its obligations hereunder, (iv) this Agreement is the legal, valid, and binding obligation of it; and (v) it has not engaged or dealt with any real estate broker or agent in connection with the Parcel, or the acquisitions, transfers and conveyances described herein and no person or entity is entitled to claim a commission or fee in connection with this transaction or otherwise by, through, or as a result of, the acts or omissions of the Commission.

(b) Developer. Developer represents and warrants to the Commission that: (i) Developer is an Indiana corporation duly existing and validly formed under the laws of the State of Indiana; (ii) it shall not enter into any contracts or undertakings that would limit, conflict with, or constitute a breach of this Agreement; (iii) it has the authority: (A) to enter into this Agreement; and (B) to perform its obligations hereunder; (iv) it duly has been authorized by proper action: (A) to execute and deliver this Agreement; and (B) to perform its obligations hereunder; (v) this Agreement is the legal, valid, and binding obligation of Developer; (vi) neither it nor any party affiliated with it has engaged or dealt with any real estate broker or agent in connection with the Project, Site, or this transaction and no person or entity is entitled to claim a commission or fee in connection with this transaction by, through, or as a result of, the acts or omissions of Developer or any party affiliated with Developer; (vii) Developer shall not, without the prior written consent of the City, which consent will not be unreasonably withheld, delayed or conditioned, enter into a loan, mortgage, note or other encumbrance that provides any third-party an interest in the Commercial Property; and (viii) it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Developer agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause; and Developer will state, in all solicitations or advertisements for employees placed by or on behalf of Developer, that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(c) E-Verify. All terms defined in IND. CODE § 22-5-1.7 et seq. are adopted and incorporated into this Section 8. Pursuant to IND. CODE § 22-5-1.7 *et seq*., Developer covenants to enroll in and verify the work eligibility status of all its employees using the E-Verify program, if it has not already done so as of the Execution Date. Within ten (10) days after the Execution Date, Developer shall execute an affidavit affirming that: (i) it is enrolled and is participating in the E-Verify program; and (ii) it does not knowingly employ any unauthorized aliens. In support of the affidavit, Developer shall provide the City Contact with documentation that it has enrolled

and is participating in the E-Verify program. This Agreement shall not take effect until said affidavit is signed by Developer and delivered to the City Contact.

8. [Intentionally Omitted.]

9. Remaining Commercial Property Closing Date—Purchase & Sale.

(a) Purchase and Sale. Subject to the terms and conditions of this Agreement, Developer hereby agrees to sell and convey to Commission, and Commission hereby agrees to purchase and acquire from Developer, all of the Developer's assignable and transferable right, title and interest in and to the Remaining Commercial Property.

(b) Purchase Price. The Land Acquisition Price shall be paid in immediately available funds by Commission at the City Closing by wire transfer in accordance with wire transfer instructions to be provided by Title Insurer.

(c) Remaining Commercial Property Closing. The Commission's obligation to acquire the Remaining Commercial Property from the Developer is absolute and unconditional; provided, however, the Parties acknowledge and agree that (a) the Commission may assign the right to acquire the Remaining Commercial Property (or a portion thereof), pursuant to the Assignment and Assumption Agreement to the Third-Party Assignee. Notwithstanding transfers to any Third-Party Assignee, unless and until the Project Loan and Line of Credit are paid in full, the Commission shall be liable for any amount owed on the Project Loan and/or Line of Credit so long as such amount was incurred strictly pursuant to and consistent with this Agreement, including, without limitation, any amount paid by Developer to replenish the Line of Credit (each, a "Developer Interest Payment"), which Developer Interest Payment shall incur interest at the applicable rate for the Line of Credit. For the avoidance of doubt, (i) neither the Commission nor City shall be liable for payment of any portion of the Project Loan or Line of Credit other than those amounts specifically accruing pursuant to the terms of this Agreement; and (ii) penalties or fees incurred and/or accruing on the Project Loan or Line of Credit as a result of Developer's default under the Loan Documents shall be, in the absence of default hereunder by the Commission, the sole liability of Developer.

(d) Possession. Possession of the Remaining Commercial Property or any portion thereof shall be delivered to Commission, and if applicable, to the Third-Party Assignee at the Remaining Commercial Property Closing, subject only to the Permitted Exceptions.

(e) Closing Costs. Commission, and if applicable, the Third-Party Assignee, shall pay or cause to be paid, on the Remaining Commercial Property Closing Date, the Land Acquisition Price.

(f) Closing Deliveries.

i. Developer shall deliver the (1) Deed; (2) a vendor's affidavit from in form and substance such that the Title Insurer will issue the Commitment; (3) a certification that all the representations and warranties set forth in Section 7 remain true and accurate

in all respects as of the Remaining Commercial Property Closing Date;

ii. Commission, and if applicable, the Third-Party Assignee, shall cause to be paid the Closing Costs by wire transfer of immediately available funds;

iii. Commission, and if applicable, the Third-Party Assignee shall cause to be paid the cost of the owner's policy of title insurance for the Remaining Commercial Property;

iv. Such other customary documents or instruments as required to be delivered in connection with any closing under this Agreement (whether required by the other Party or the Title Insurer); and

10. Default.

(a) Events of Default. It shall be an "**Event of Default**" if either party fails to perform or observe any term or condition of this Agreement to be performed or observed by it.

(b) General Remedies. Whenever an Event of Default occurs, the non-defaulting Party may take whatever actions at law or in equity are necessary or appropriate to: (i) collect any payments due under this Agreement; (ii) protect the rights granted to the non-defaulting Party under this Agreement; (iii) enforce the performance or observance by the defaulting party of any term or condition of this Agreement (including, without limitation, the right to specifically enforce any such term or condition; which right, in the Event of Default by Commission, is specifically intended to give Developer the right to seek specific performance of Commission's obligation to cause the purchase of the Commercial Property hereunder); or (iv) cure, for the account of the defaulting Party, any failure of the defaulting Party to perform or observe a material term or condition of this Agreement to be performed or observed by it. Any past due payments due under this Agreement (specifically including the payment of the Land Acquisition Price) shall bear interest at the Applicable Rate until paid in full. Moreover, if the non-defaulting Party incurs any costs or expenses in connection with exercising its rights and remedies under, or enforcing, this Agreement, then the defaulting Party shall reimburse the non-defaulting Party for all such costs and expenses, together with interest at the Applicable Rate until paid in full.

(c) No Remedy Exclusive; Limitation. No right or remedy herein conferred upon, or reserved to, a non-defaulting Party is intended to be exclusive of any other available right or remedy, unless otherwise expressly stated; instead, every such right or remedy shall be cumulative and in addition to every other right or remedy given under this Agreement or now or hereafter existing at law or in equity. No delay or omission by a non-defaulting Party to exercise any right or remedy upon any Event of Default shall impair any such right or remedy, or be construed to be a waiver thereof, and any such right or remedy may be exercised from time to time, and as often as may be deemed to be expedient. To entitle a non-defaulting Party to exercise any of its rights or remedies, it shall not be necessary for the non-defaulting Party to give notice to the defaulting Party, other than such notice as may be required by this Agreement or by the Laws. In no event shall any Party hereunder be liable to the other for punitive or consequential damages as a consequence of an Event of Default by such Party. In the event

either Party hereto employs an attorney in connection with Claims by one Party against the other arising from the operation of this Agreement, the non-prevailing Party shall pay the prevailing Party all reasonable fees and expenses, including attorneys' fees, incurred in connection with such Claims. The term "prevailing Party" as used in this Agreement shall include, but not be limited to, a Party who obtains legal counsel or brings an action against the other by reason of the other Party's breach or default and obtains substantially the relief sought whether by compromise, mediation, settlement, judgment or otherwise.

11. **Notice**.Any notice required or permitted to be given by any Party to this Agreement shall be in writing, and shall be given (and deemed to have been given) when: (a) delivered in person to the other Party; (b) three (3) days after being sent by U.S. Certified Mail, Return Receipt Requested; or (c) the following business day after being sent by national overnight delivery service, with confirmation of receipt, addressed as follows: to the Commission at 1 Municipal Drive, Fishers, Indiana 46038, Attn: Chris Greisl, City Attorney, 1 Municipal Drive, Fishers, Indiana 46038 and Jennifer Messer (via email) at jennifercmesserlaw@gmail.com; and to Developer at 111 Monument Circle, Suite 1500, Indianapolis, Indiana 46204, Attn: Ashlee Boyd, Managing Partner and Attn: Brian C. Fritts, General Counsel [Need Project Lender Notice Information]. Each of the Parties may change its address for notice from time to time by delivering notice to the other Party as provided above.

12. **Indemnification**. Developer shall indemnify and hold harmless the Commission from and against any and all Claims arising from or connected with: (i) breaches by Developer under contracts to which Developer is a party, to the extent that such contracts relate to the performance of any work on the Parcel by Developer or any party acting by, under, through, or on behalf of Developer; (ii) injury to, or death of, persons or loss of, or damage to, property, suffered in connection with performance of any work on the Parcel by Developer or any party acting by, under, through, or on behalf of Developer; (iii) the negligence or willful misconduct of Developer or any party acting by, under, through, or on behalf of Developer; (iv) Developer suffering or causing the filing of any mechanic's or materialmen's lien against the Site or Project; or (v) the breach by Developer of any term or condition of this Agreement.

13. **Assignment**. Developer shall have the right to assign this agreement to any affiliate or special purpose entity created for purposes of completing its responsibilities and shall have the right to enter into the Collateral Assignment as a guarantee for the Project Loan and/or Line of Credit. Without the prior written approval of Developer, the Commission may (a) assign this Agreement to another agency or instrumentality of the City that legally is able to perform the respective obligations hereunder; and (b) assign, partially or in its entirety, the rights and obligations included herein regarding the City Closing, to a Third-Party Assignee and cause Developer to convey the Remaining Commercial Property, or any portion thereof, to such Third-Party Assignee. If the Commission assigns this Agreement to any Third-Party Assignee, the Commission shall not be released from its obligations hereunder until such time as all portions of the Remaining Commercial Property have been conveyed to the Commission and/or a Third-Party Assignee and the Total Land Acquisition Price has been paid in full.

14. **Merger**.All prior agreements, understandings, and commitments are hereby superseded, terminated, and merged herein, and shall be of no further force or effect, including, without

limitation that certain May 10, 2022 Professional Services Agreement by and between Developer and the Commission.

15. **Force Majeure**.Notwithstanding anything to the contrary set forth herein, if either Party is delayed in, or prevented from, observing or performing any of its obligations under, or satisfying any term or condition of, this Agreement as a result of Force Majeure, then: (a) the Party asserting Force Majeure shall deliver written notice to the other Party; (b) such observation, performance, or satisfaction shall be excused for the period of days that such observation, performance, or satisfaction is delayed or prevented; and (c) the deadlines for observation, performance, and satisfaction, as applicable, shall be extended for the same period.

16. **Miscellaneous**. This Agreement shall inure to the benefit of and be binding upon the Commission, Developer, and their respective successors and assigns. This Agreement may be signed in one or more counterparts, each of which shall constitute one and the same instrument. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Indiana. All proceedings arising in connection with this Agreement shall be tried and litigated only in the state courts in Hamilton County, Indiana, or the federal courts with venue that includes Hamilton County, Indiana. Developer waives, to the extent permitted under applicable law: (a) the right to a trial by jury; and (b) any right Developer may have to: (i) assert the doctrine of "forum non conveniens"; or (ii) object to venue. This Agreement may be modified only by a written agreement signed by the Commission and Developer. The invalidity, illegality, or unenforceability of any one or more of the terms and conditions of this Agreement shall not affect the validity, legality, or enforceability of the remaining terms and conditions hereof. All Exhibits to this Agreement are attached hereto and incorporated herein by reference. Time is of the essence in this Agreement. If any provision of this Agreement or application to any Party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law; provided that, in lieu of such invalid or unenforceable provision, there will be added to this Agreement a provision as similar to the invalid or unenforceable provision as is possible to reflect the intent of the Parties and still be valid and enforceable. The captions in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope of this Agreement or the scope or content of any of its provisions. Nothing contained in this Agreement shall be construed to create an employment relationship, partnership or joint venture between Developer the Commission or their successors in interest. Unless otherwise specified, in computing any period of time described herein, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday for national banks in the location where the Parcel is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday, or legal holiday.

17. Exhibits:

Exhibit A Assignment and Assumption Agreement

Exhibit B	City Property
Exhibit C	Easement Agreement
Exhibit D	Land Acquisition Price
Exhibit E	Original Parking Area
Exhibit F	Parcel
Exhibit G	Contractor Assignment
Exhibit H	Post-Closing Master Development Services
Exhibit I	Project Budget
Exhibit J	Property Inspections
Exhibit K	Disbursement Request
Exhibit L	Additional Crossing Project Site
Exhibit M	Crossing Project Site

[*signatures on following pages*]

IN WITNESS WHEREOF, the Commission, the City and Developer have executed this Land Acquisition Agreement as of the day and year first written above.

"Commission"

CITY OF FISHERS REDEVELOPMENT COMMISSION

By:_____
Damon Grothe, ~~Vice~~ President

ATTEST:

By:_____
Anderson Schoenrock, Secretary

"**The City**"

CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

_____
Scott Fadness, Mayor

“DEVELOPER”

TTRG IN FISHERS SWORDFISH, LLC

By: _____

Its: _____

EXHIBIT A
FORM ASSIGNMENT & ASSUMPTION AGREEMENT

[FOLLOWING PAGES]

ASSIGNMENT AND ASSUMPTION OF RIGHT TO ACQUIRE REMAINING COMMERCIAL PROPERTY

THIS ASSIGNMENT AND ASSUMPTION OF RIGHT TO ACQUIRE REMAINING COMMERCIAL PROPERTY ("Assignment Agreement") is made this _____ day of _____, 202__, by and between the City of Fishers Redevelopment Commission, a commission of the City of Fishers ("City") authorized and existing pursuant to Ind. Code § 36-7-14 *et. seq*. (the "Assignor") and _____ ("Assignee") as follows:

RECITALS

WHEREAS, Assignor is a party to that certain _____ ___, 202_ Land Acquisition Agreement (the "LAA Agreement") by and among Thompson Thrift Development, Inc., an Indiana corporation ("Developer"), the Commission and the City;

WHEREAS, pursuant to the LAA Agreement, Assignor has the right to assign to a Third-Party Assignee certain rights and obligations concerning Remaining Commercial Property or a portion thereof;

WHEREAS, Assignor desires to assign to Assignee and Assignee, who is a Third-Party Assignee, desires to assume certain rights and obligations included in the LAA Agreement pursuant to this Assignment Agreement;

WHEREAS, Developer has consented to this Assignment Agreement pursuant to the Consent attached hereto; and

WHEREAS, capitalized terms used but not defined herein are used with the meaning set forth in the LAA Agreement.

AGREEMENT

NOW THEREFORE, the foregoing recitals are incorporated into this Assignment Agreement by reference to such recitals and in consideration of the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee agree as follows:

1. **Assignment**. Assignor hereby assigns, transfers, sets over and conveys to Assignee, all of Assignor's rights, obligations and interests to acquire the portion of the Remaining Commercial Property described and depicted on **Exhibit A** (the "RCP"), including, without limitation (a) the obligation to pay the Land Acquisition Price for the RCP on the Remaining Commercial Property Closing Date, and (b) the right to acquire the RCP on the Remaining Commercial Property Closing Date (jointly, the "Assigned Rights & Obligations").

2. **Assumption**. Assignee hereby assumes the Assigned Rights & Obligations.

3. **Project Loan Payment**. On the Remaining Commercial Property Closing Date, if a

balance remains on the Project Loan or Line of Credit, the purchase price based on the Per Acre Price for the acreage being conveyed (the applicable purchase price minus Closing Costs and the amounts owed to third parties, if any, the "Purchase Price") shall be, at the Remaining Commercial Property Closing, paid to the Project Lender for application to the Project Loan or Line of Credit. Assignor shall be responsible for ensuring such payment toward the Project Loan or Line of Credit; provided, however, if the Project Loan and Line of Credit do not have a remaining balance, the Purchase Price shall be paid to the City.

4. **Indemnity**. Assignor shall indemnify, hold harmless and defend Assignee from and against all Claims that may be incurred by Assignee as a result of this Assignment Agreement and that arise prior to the Effective Date of this Assignment Agreement. Assignee shall indemnify, hold harmless and defend Assignor from and against all Claims that may be incurred by Assignor as a result of this Assignment Agreement and that arise on or after the Effective Date of this Assignment Agreement.

5. **Miscellaneous**. This Assignment Agreement shall inure to the benefit of and be binding upon the Assignor, Assignee, and their respective successors and assigns. This Assignment Agreement may be signed in one or more counterparts, each of which shall constitute one and the same instrument. This Assignment Agreement shall be governed by, and construed in accordance with, the laws of the State of Indiana. All proceedings arising in connection with this Assignment Agreement shall be tried and litigated only in the state courts in Hamilton County, Indiana, or the federal courts with venue that includes Hamilton County, Indiana. Assignee waives, to the extent permitted under applicable law: (a) the right to a trial by jury; and (b) any right Assignee may have to: (i) assert the doctrine of "forum non conveniens"; or (ii) object to venue. This Assignment Agreement may be modified only by a written agreement signed by the Assignor and Assignee. The invalidity, illegality, or unenforceability of any one or more of the terms and conditions of this Assignment Agreement shall not affect the validity, legality, or enforceability of the remaining terms and conditions hereof. All Exhibits to this Assignment Agreement are attached hereto and incorporated herein by reference. Time is of the essence in this Assignment Agreement. If any provision of this Assignment Agreement or application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable, the remainder of this Assignment Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law; provided that, in lieu of such invalid or unenforceable provision, there will be added to this Assignment Agreement a provision as similar to the invalid or unenforceable provision as is possible to reflect the intent of the Parties and still be valid and enforceable. The captions in this Assignment Agreement are inserted only as a matter of convenience and reference and in no way define, limit, or describe the scope of this Assignment Agreement or the scope or content of any of its provisions. Nothing contained in this Assignment Agreement shall be construed to create an employment relationship, partnership or joint venture between Assignee the Assignor or their successors in interest. In computing any period of time described herein, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday for national banks in the location where the RCP is located, in which event the period shall run until

the end of the next day which is neither a Saturday, Sunday, or legal holiday.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date and year first above written.

Assignor

City of Fishers Redevelopment Commission

_____
_____, President

Attest: _____
_____, Secretary

Assignee:

_____
_____, _____

EXHIBIT A
Remaining Commercial Property

CONSENT

Thompson Thrift Development, Inc. hereby CONSENTS to the Assignment Agreement dated _____ by and between the City of Fishers Redevelopment Commission and _____.

Thompson Thrift Development, Inc.

_____

EXHIBIT B
CITY PROPERTY

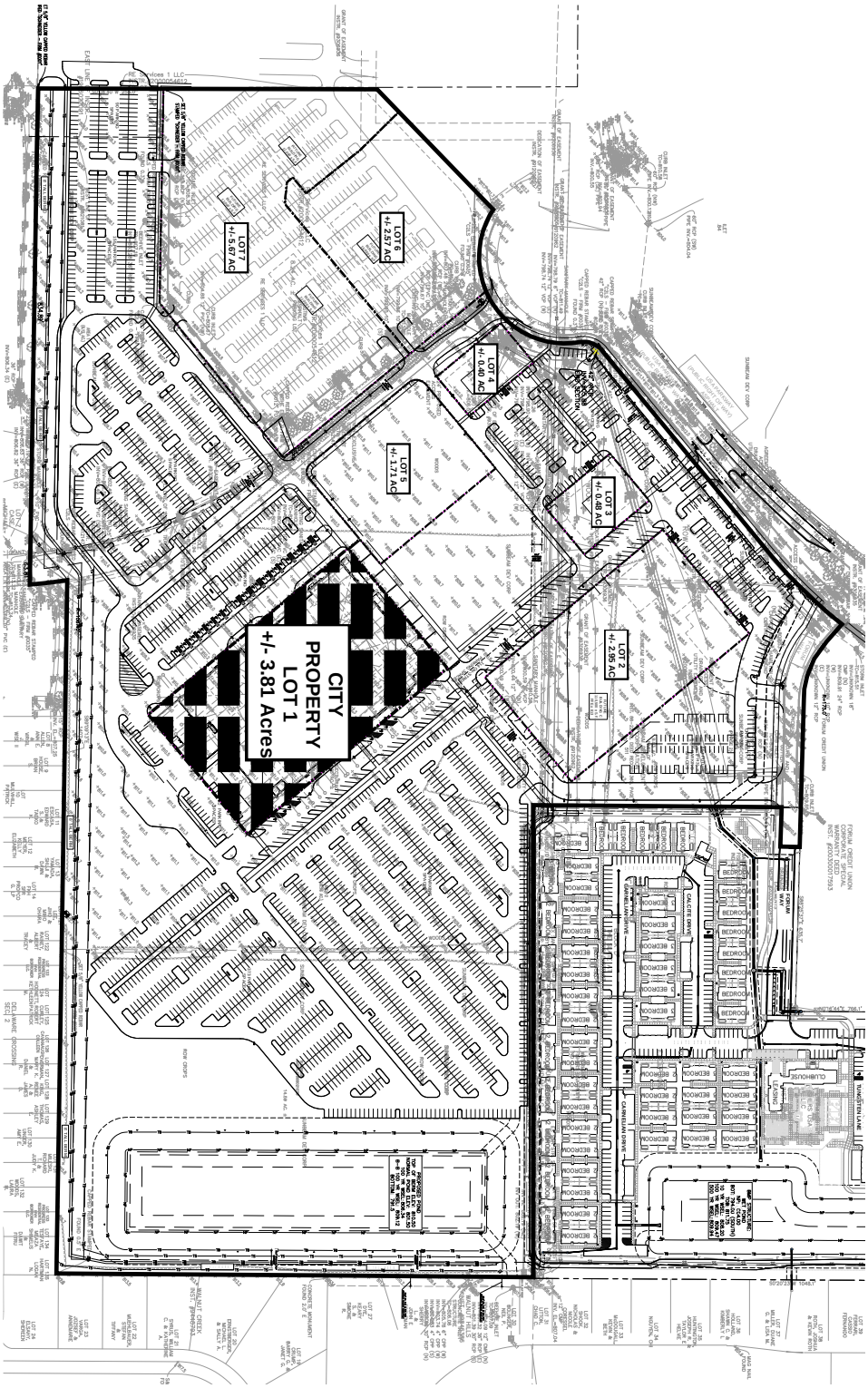


EXHIBIT C
EASEMENT AGREEMENT – MINIMUM TERMS

- Perpetual, non-exclusive easement in gross in favor of the City and the public for parking vehicles and pedestrian access to the parking spaces.

- City's right to limit the use of, charge for, or otherwise regulate the use of City Parking Spaces

- City's rights to assign its rights under the easement

- City's right to maintain and operate the parking spaces and the Parking Property

- The Party's right to mutually determine and change the areas encompassed by the easement

- Not less than 2900 parking spaces to be included within the easement area

- City's right to operate and control the easement area

- City to provide an indemnity agreement satisfactory to Developer, including, without limitation, a waiver of all defenses available to the City under the Indiana Tort Claims Act or similar statutes (as well as all time limitations on filing under such acts) which might abrogate or limit City's indemnity obligations to Developer.

- City's obligation to either carry insurance, or require the BOT to carry insurance, with limits acceptable to Developer in its sole discretion, or to reimburse Developer for all such insurance related to the Parking Property that Developer will not control.

- Extinguishment of such easement at the time of the Parking Property Closing Date.

EXHIBIT D
LAND ACQUISITION PRICE CALCULATION

The Land Acquisition Price shall be calculated as follows: the aggregate of all reasonably incurred and documented costs in the categories included below.

"COSTS"

1.	Price based on the Per Acre Price for the acreage being conveyed	
2.	Closing Costs	
3.	Real Estate Taxes	
4.	Developer Interest Payments, if any	
5.	____ annual APR on items 1-3 from the date incurred	
6.	Remaining Unpaid Master Development Fee	
7.	Pre-approved fees owed and not previously paid by Commission, including without limitation pre-approved marketing, legal, survey, and other related similar fees.	

EXHIBIT E
ORIGINAL PARKING AREA

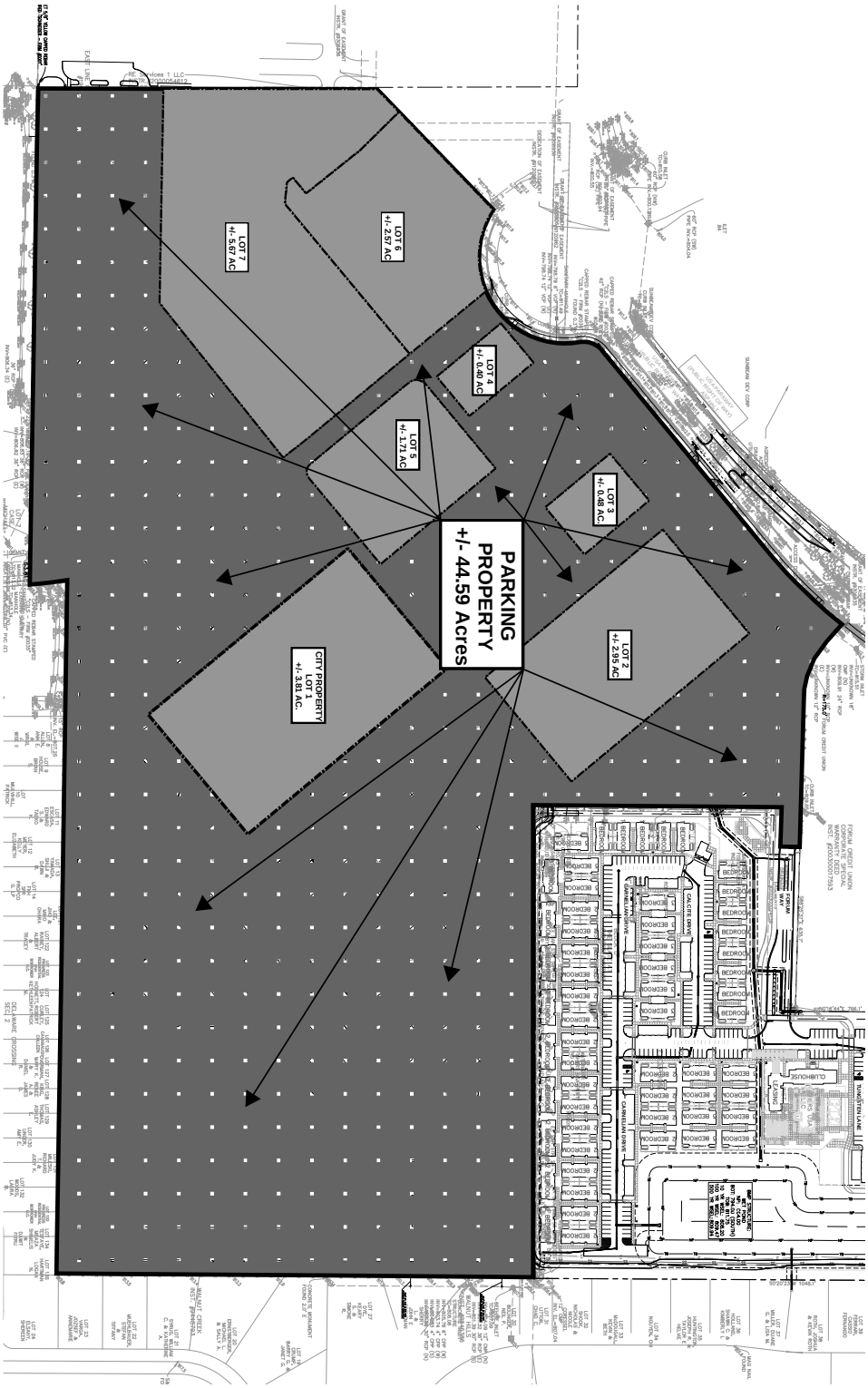


EXHIBIT F
PARCEL
[Included on Following Page]

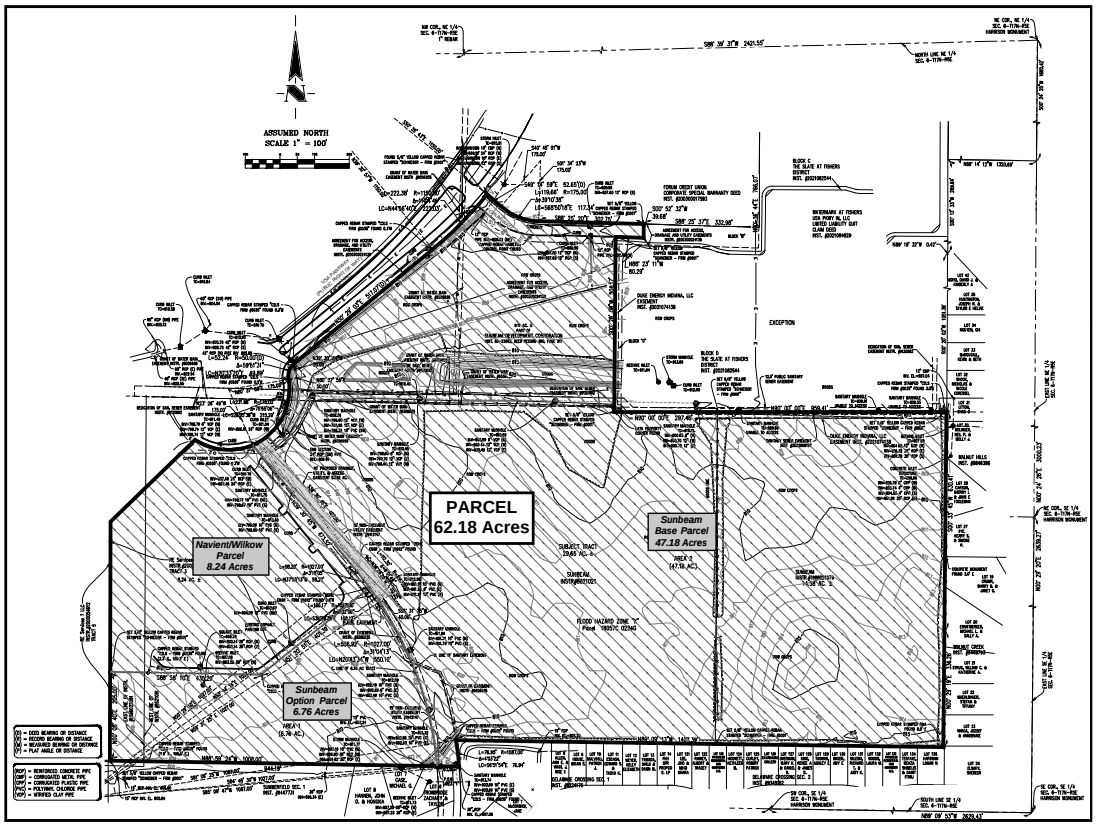

ASSUMED NORTH
SCALE 1" = 100'
PARCEL
62.18 Acres
Navient/Wilkow
Parcel
8.24 Acres
Sunbeam
Base Parcel
47.18 Acres
Sunbeam
Option Parcel
6.76 Acres
EXCEPTION

EXHIBIT G
CONTRACTOR ASSIGNMENT

[FOLLOWING PAGES]

ASSIGNMENT AND ASSUMPTION OF RIGHT TO ACQUIRE REMAINING COMMERCIAL PROPERTY

THIS ASSIGNMENT AND ASSUMPTION OF RIGHT TO ACQUIRE REMAINING COMMERCIAL PROPERTY ("Assignment Agreement") is made this _____ day of _____, 2023, by and between Thompson Thrift Development, Inc., an Indiana corporation (the "Assignor") and Hunt Construction Group, Inc., an Indiana corporation ("Assignee") as follows:

RECITALS

WHEREAS, Assignor is a party to that certain _____ ___, 202_ Land Acquisition Agreement (the "LAA Agreement") by and among Thompson Thrift Development, Inc., an Indiana corporation ("Developer"), the City of Fishers Redevelopment Commission and the City of Fishers;

WHEREAS, Assignee is a party to that certain _____, 202_ Public-Private Agreement For The Development And Construction Of The Fishers Event Center And Related Master Improvements (the "BOT");

WHEREAS, the LAA Agreement and the BOT contemplate that Assignor will assign to Assignee and Assignee will assume from Assignor the contracts and work product listed on Exhibit A to Assignee (the "Contracts and Work Product");

WHEREAS, the Assignment Agreement is and shall be deemed the (a) Contract Assignment described in the LAA Agreement and (b) the Assignment and Assumption Agreement described in the BOT;

WHEREAS, pursuant to this Assignment Agreement, Assignor desires to assign to Assignee and Assignee desires to assume from Assignor the Contracts and Work Product; and

WHEREAS, capitalized terms used but not defined herein are used with the meaning set forth in the LAA Agreement or BOT, as applicable.

AGREEMENT

NOW THEREFORE, the foregoing recitals are incorporated into this Assignment Agreement by reference to such recitals and in consideration of the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee agree as follows:

1. **Assignment**. Assignor hereby assigns, transfers, sets over and conveys to Assignee, all of Assignor's rights, obligations and interests in the Contracts and Work Product (the "Assigned Rights & Obligations").

2. **Assumption**. Assignee hereby assumes the Assigned Rights & Obligations.

3. **Indemnity**. Assignor shall indemnify, hold harmless and defend Assignee from and against all Claims that may be incurred by Assignee as a result of this Assignment Agreement and that arise prior to the Effective Date of this Assignment Agreement. Assignee shall indemnify, hold harmless and defend Assignor from and against all Claims that may be incurred by Assignor as a result of this Assignment Agreement and that arise on or after the Effective Date of this Assignment Agreement.

4. **Miscellaneous**. This Assignment Agreement shall inure to the benefit of and be binding upon the Assignor, Assignee, and their respective successors and assigns. This Assignment Agreement may be signed in one or more counterparts, each of which shall constitute one and the same instrument. This Assignment Agreement shall be governed by, and construed in accordance with, the laws of the State of Indiana. All proceedings arising in connection with this Assignment Agreement shall be tried and litigated only in the state courts in Hamilton County, Indiana, or the federal courts with venue that includes Hamilton County, Indiana. Assignee waives, to the extent permitted under applicable law: (a) the right to a trial by jury; and (b) any right Assignee may have to: (i) assert the doctrine of "forum non conveniens"; or (ii) object to venue. This Assignment Agreement may be modified only by a written agreement signed by the Assignor and Assignee. The invalidity, illegality, or unenforceability of any one or more of the terms and conditions of this Assignment Agreement shall not affect the validity, legality, or enforceability of the remaining terms and conditions hereof. All Exhibits to this Assignment Agreement are attached hereto and incorporated herein by reference. Time is of the essence in this Assignment Agreement. If any provision of this Assignment Agreement or application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Assignment Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law; provided that, in lieu of such invalid or unenforceable provision, there will be added to this Assignment Agreement a provision as similar to the invalid or unenforceable provision as is possible to reflect the intent of the Parties and still be valid and enforceable. The captions in this Assignment Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope of this Assignment Agreement or the scope or content of any of its provisions. Nothing contained in this Assignment Agreement shall be construed to create an employment relationship, partnership or joint venture between Assignee the Assignor or their successors in interest. Unless otherwise specified, in computing any period of time described herein, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday for national banks in the location where the RCP is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday, or legal holiday.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date and year first above written.

Assignor

Thompson Thrift Development, Inc.

_____

_____, President

Assignee:

Hunt Construction Group, Inc

_____

_____, _____

EXHIBIT A
Contracts & Work Product

EXHIBIT J

LIST OF PROPERTY INSPECTIONS COMPLETED BY DEVELOPER PRIOR TO THE PARCEL CLOSING DATE

EXHIIBIT H
POST-CITY CLOSING MASTER DEVELOPMENT SERVICES

- Market and/or develop the Commercial Property for its highest and best use
- Meet and discuss development concepts and potential end users with the City
- Take reasonable, necessary steps to transfer and convey the Commercial Property pursuant to Section 6
- Contract with and oversee Kimley Horn as it works to design the Master Improvements necessary to serve the Commercial Property; provided however, Kimley Horn shall maintain its own SCI shall maintain its own errors and omissions policy for the design of the Master Improvements
- Oversee construction of the Master Improvements serving the Commercial Property
- Coordinate with Kimley Horn and the Contractor concerning any changes necessary to the most current design of the Master Improvements serving the Event Center
- Seek City preapproval of any third-party costs to complete the Master Development Services

EXHIBIT I

PROJECT BUDGET

Changes to the Project Budget will be provided by Developer to City at any point in time prior to the Remaining Land Closing, and the City shall review and approve any such changes, with such approval to not be unreasonably withheld or delayed.

EXHIBIT K
DISBURSEMENT REQUEST

Disbursement No.: _____

Date: _____

Disbursement Amount: **$**_____

_____ (the "Developer"), pursuant to a Land Acquisition Agreement ("LAA") between Developer and _____ (the "City"), hereby requests the disbursement of funds in the Disbursement Amount stated above and certifies that such amount is in accordance with the attached invoices, lien releases and other documentation provided in support of this Disbursement Request.

This Disbursement Request shall also constitute representations to the City that, to the best of the Developer's knowledge, information, and belief based on adequate on-site inspections to check the quality or quantity of the work, the work has progressed in accordance with the LAA The issuance of an application for payment also shall constitute a representation that the recap of the expenses summarized in Schedule I attached hereto accurately reflects such expenses and that the entities associated with such expenses are entitled to payment in the amount certified, or that the Developer has already paid such entities and is entitled to reimbursement in the amount certified.

By:

Printed:
_____

Title:
_____

Schedule I

[Narrative summary of expenses included in Disbursement Request]

Exhibit L
Additional Crossing Project Site

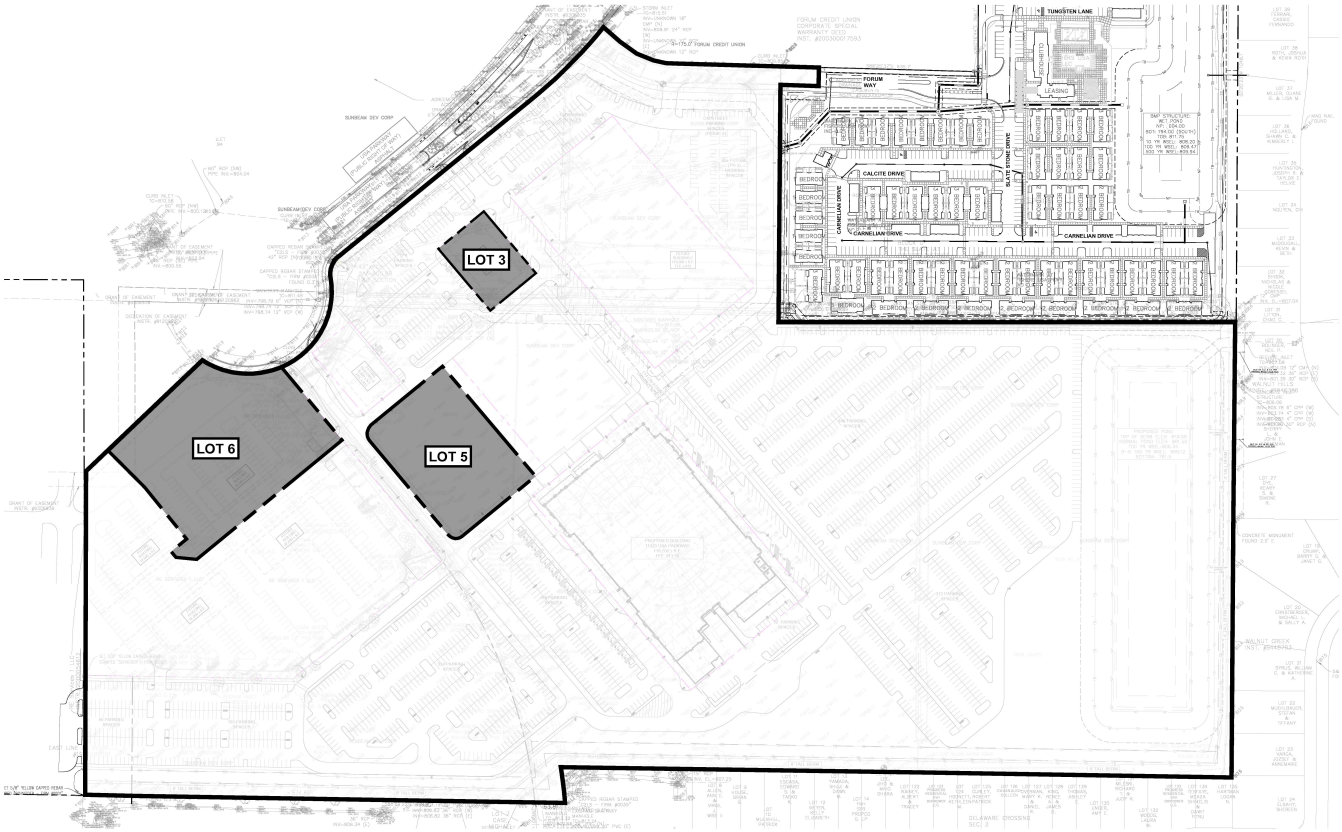


Exhibit M
Crossing Project Site

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	Resolution Approving Amended And Restated Land Acquisition Agreement			
SUBMITTED BY	Name & Title: Megan Baumgartner, Economic Development Director Department: Economic Development			
MEETING TYPE	☐Work Session ☐Executive	**X** Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☐Ordinance	**X** Resolution	**X** Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	**X** 1st Reading	**X** 2nd Reading	Public Hearing	**X** 3rd Reading ☐Final Reading
	Ordinance #:		Resolution #: R011624A	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	**X** Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☐ **No contract** for this item	
	X Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		X Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	X Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:* Jennifer C. Messer	

BACKGROUND (Includes description, background, and justification)	As part of the City's larger event center project, the City previously approved a certain Land Acquisition Agreement with TTRG IN Fishers Swordfish, LLC ("Developer") to acquire Real Property (the "Event Center Property"), and if not developed, the Commercial Property (the "Original LAA"). Since entering in the Original LAA, Developer has agreed to invest or cause to be invested approximately $60 to $80 Million completing the Crossing Project, a project that is anticipated to include approximately 275 multifamily units and 20,000 square feet of retail and restaurant space on property that is part of the Commercial Property. As a result, the Parties desire to approve the Amended and Restated Land Acquisition Agreement that clarifies that the City of Fishers Redevelopment Commission is responsible for all carry costs until Closing and aligns the obligation to pay Real Estate Taxes with the Project Agreement (so that the City is not both obligated to pay Real Estate Taxes and carry on the Real Estate Taxes).

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	Not an additional budget item
	Expenditure $:	None
	Source of Funds:	None
	Additional Appropriation #:	
	Narrative:	

OPTIONS (Include *Deny Approval* Option)	1.	Approve the Resolution and Amended And Restated Land Acquisition Agreement.
	2.	Reject the Resolution and Amended And Restated Land Acquisition Agreement.
	3.	
	4.	

PROJECT TIMELINE	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Approve the Amended And Restated Land Acquisition Agreement.
SUPPLEMENTAL INFORMATION (List all attached documents)	

Form Revised: 03/20/2019

ORDINANCE NO. 112023B

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 1.0 +/- ACRES FROM R2 TO PUD-C FOR A PROJECT KNOWN AS DRIVE PLANNING PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance, ("UDO"), for the City of Fishers (the "City"), previously enacted pursuant to Ind. Code § 36-7-4 *et seq*. as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. RZ-23-6 as required by law in regard to the rezone; and

WHEREAS, the Plan Commission at its December 6, 2023 meeting sent no recommendation to the Common Council by a vote of four (4) in favor and three (3) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City's Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-C.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plan, and illustrative architectural exhibit shall be approved as shown in **Exhibit B** ("Petitioner's Packet"), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble, Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 16th day of January 2024 at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ January 16, 2024
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000

2024

Exhibit B – DRIVE PLANNING PUD

Planning & Zoning Department

City of Fishers

Ordinance: 112023B

FISHERS
EST. 1872

A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

a. Ordinance No. 112023B (this "Ordinance")
b. Adopted: January 16, 2024

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in **Exhibit B.1**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development – Commercial District (PUD-C) and shall hereafter be known as the "Drive Planning PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

The standards of the UDO applicable to the *C1 Commercial District* shall apply to the development, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *C1 Commercial District* shall be permitted.

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B.2**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Drive Planning PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance.

a. ***Article 3.1. Establishment of Zoning Districts:*** Shall apply.

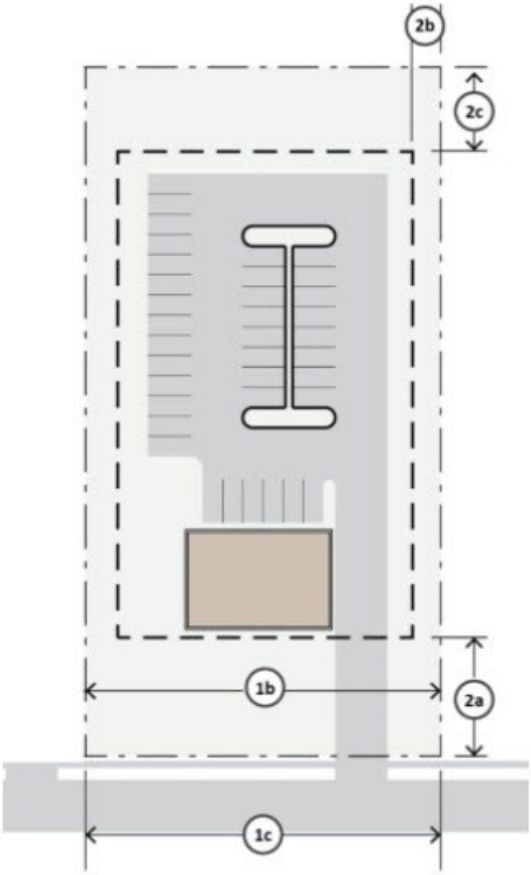
b. ***Article 3.2. Residential Districts:*** Shall not apply.

c. ***Article 3.3. Nonresidential Districts:*** Shall apply, except as modified below:

(1) *Sec. 3.3.1. C1 Commercial District:* Shall not apply; instead, the following shall apply:

Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage	100’
2. Minimum Building Setbacks	
2a. Front[1]	50’
2b. Side[1] / aggregate	10’
2c. Rear[1]	20’
2d. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	24’
4. Building Floor Area	
4a. Main floor area (min)	n/a
4b. Floor area per unit (min)	n/a
4c. Building footprint (ground level), including garage (max)	4,500 sf
4d. Building loft space (max)	500 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes: 1. Additional buffer yard requirements may apply.	



d. ***Article 3.4. Other Districts:*** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. ***Article 6.1. General Provisions*****:** Shall apply.

b. ***Article 6.2. Accessory Structure Standards*****:** Shall apply.

c. ***Article 6.3. Architectural Design Standards*****:** Shall apply, except as modified below:

(1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the building on the Real Estate. The final design may vary from the Illustrative Architectural Exhibit; however, the building shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit.

d. ***Article 6.4. Entrance & Driveway Standards*****:** Shall apply.

e. ***Article 6.5. Exterior Lighting Standards*****:** Shall apply.

f. ***Article 6.6. Height Standards*****:** Shall apply.

g. ***Article 6.7. Landscaping Standards*:** Shall apply. Additionally, existing saved trees shall count toward any planting requirement at a one-to-one ratio.
h. ***Article 6.8. Lot Standards*:** Shall apply.
i. ***Article 6.9. Non-Residential Open Space*:** Shall apply.
j. ***Article 6.10. Outdoor Display & Storage Standards*:** Shall apply.
k. ***Article 6.11. Parking & Loading Standards*:** Shall apply.
l. ***Article 6.12. Pedestrian Accessibility Standards*:** Shall apply.
m. ***Article 6.13. Permitted Non-residential Structure Standards*:** Shall apply.
n. ***Article 6.14. Property Identification Standards*:** Shall apply.
o. ***Article 6.15. Public Art Standards*:** Shall apply.
p. ***Article 6.16. Setback Standards*:** Shall apply.
q. ***Article 6.17. Signage Standards*:** Shall apply.
r. ***Article 6.18. Wall & Fence Standards*:** Shall apply.
s. ***Article 6.19. Water & Sewer Standards*:** Shall apply.
t. ***Article 6.20. Vision Clearance Standards*:** Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply.

a. ***Article 8.1. General Provisions*:** Shall apply.
b. ***Article 8.2. Block, Lot & Access Standards*:** Shall apply.
c. ***Article 8.3. Street & Alley Standards*:** Shall apply.
d. ***Article 8.4. Open Space, Common Area & Amenity Standards*:** Shall apply.
e. ***Article 8.5. Other Design Standards*:** Shall apply.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

11. Enforcement & Penalties

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. Additional Standards

The following additional standards shall apply:

a. The use of the Real Estate shall be limited to one tenant and shall be 100 percent owner-occupied.
b. Business hours shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday. The business shall be closed on Saturday and Sunday.

c. The building shall be limited to 4,500 square feet for the first floor building footprint, including garage. The loft space above the first floor shall be limited to 500 square feet. These limitations only include space under roof and shall not include outdoor amenity space such as patios, porches, rooftop decks, etc. that are not under roof.

d. The use of the loft space shall be limited to open conference space.

e. The building shall have a pitched roof and residential appearance.

f. The building height shall be limited to 24 feet, which is two feet less than the adjacent dental office.

g. The building shall be oriented with the front façade facing east.

h. Existing hardwood/deciduous trees on the Real Estate shall be preserved to the greatest extent possible.

i. The driveway and parking spaces shall be oriented north/south on the east side of the Real Estate, parallel with the adjacent dental office, with a right-in right-out only.

j. There shall be a maximum of 24 parking spaces.

k. The area located in between the parking lot and the building shall be green space, landscaping, rain garden, or similar.

l. Signage shall be limited to one free-standing ground or monument sign on the Real Estate. Building signs shall not be permitted.

m. Lighting in parking areas shall be minimal in order to meet minimum UDO requirements and designed/controlled to be dimmed two hours after dusk until one hour before dawn.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000

Exhibit B.2 – Concept Plan

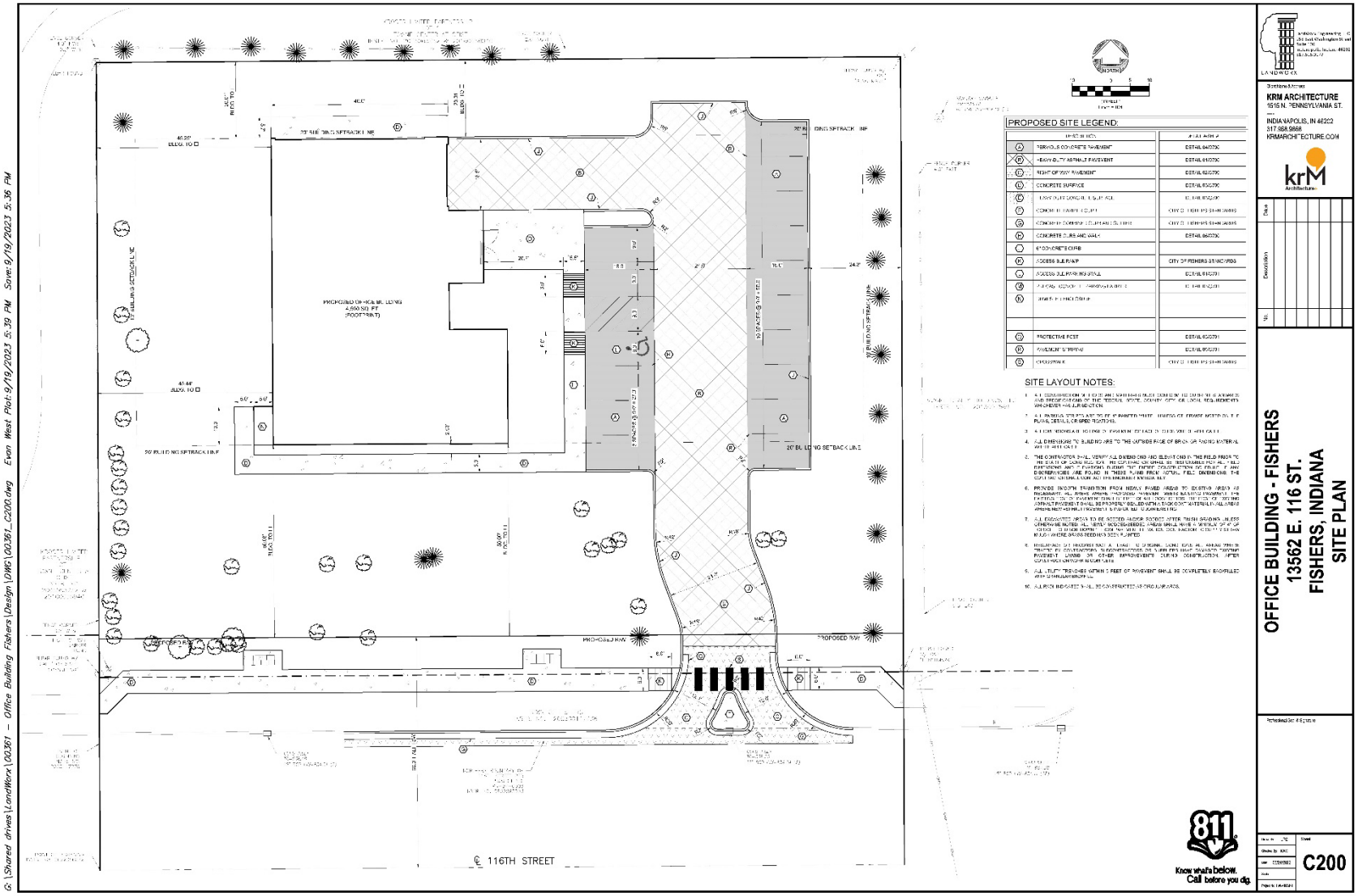


Exhibit B.2 – Concept Plan, cont.

DRIVE PLANNING
SCHEMATIC DESIGN

Exhibit B.3 – Illustrative Architectural Exhibit

Exhibit B.3 – Illustrative Architectural Exhibit, cont.

City Council Staff Report

Meeting Date: January 16, 2024

DEPARTMENT CONTACT:	**CASE NUMBER:**
Ross Hilleary (hillearyr@fishers.in.us)	RZ-23-6
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Faegre Drinker on behalf of Drive Planning	13562 E 116th Street

REQUEST: Consideration of a rezone of .88 acres from R2 Residential to PUDC for a single-tenant office building known as Drive Planning.

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
City of Fishers Unified Development Ordinance	R2, in the process of rezoning to Drive Planning PUD	Suburban Residential

Lot Size: .88 Acres

LOCATION MAP

STAFF RECOMMENDATION

☐ Favorable Recommendation ☐ Unfavorable Recommendation ☒ No Recommendation

ZONING OVERVIEW:

The property is currently zoned R2 – Residential. Faegre Drinker on behalf of Drive Planning is requesting a rezone of the property from R2 – Residential to PUDC with C1 Commercial uses permitted and other deviations from the Unified Development Ordinance.

This is the second time that Drive Planning has submitted a rezone for this property, the first rezone was withdrawn.

North: PUDC - NW Corner 116th Street and Olio Rd PUD (Retail / Grocery Store)
East: PUDC – Moore Dentistry PUD (Dental Office)
South: ER – Estate Residential and R2 Residential (Single-Family)
West: PUDC - NW Corner 116th Street and Olio Rd PUD (Stormwater)

PETITION OVERVIEW:

The current zoning of the property is R2 Residential and there is an existing vacant single-family home on the site. The petitioner is requesting a rezone to PUDC to allow for the proposed use of

an single-tenant office with C1 Commercial standards. After meeting with neighbors to discuss concerns regarding this development the petitioner has agreed to the following conditions:

- Permitted Uses same as C1 Commercial District
- Development Plan consistent with Concept Plan permitted
- Architecture substantially similar to Illustrative Architectural Exhibit
- Limited to one tenant and 100 percent owner-occupied
- 7 AM to 7 PM business hours, Monday through Friday. Closed Saturday and Sunday
- Limited to 4,500 SQFT building footprint including garage area. **Since Plan Commission on December 6, 2023 the Loft space above first floor limited to 500 SQFT**
- Loft space limited to open conference space
- Pitched roof to be residential in nature
- Height limited to 24 feet
- Existing hardwood/deciduous trees preserved to the greatest extent possible
- Parking oriented to the east of the building to mirror Moore Dentistry
- Maximum of 24 parking spaces
- Signage limited to one free-standing ground/monument sign with no building signs permitted
- Lighting in parking areas to be minimal and designed/controlled to be dimmed two hours after dusk until one hour before dawn

ADDITIONAL ITEMS FOR CONSIDERATION:

Architecture:
The building will be a mixture of masonry, metal panels, with exposed wood framing and single roof. The building will consist of a garage space for indoor/outdoor activation. The Petitioners has worked with the neighbors to the south regarding architecture including the height of 24' feet and the various materials presented.

Development Standards:
Any future development will be required to meet all development standards of the proposed Planned Unit Development or the Fishers Unified Development Ordinance if the standard is not addressed.

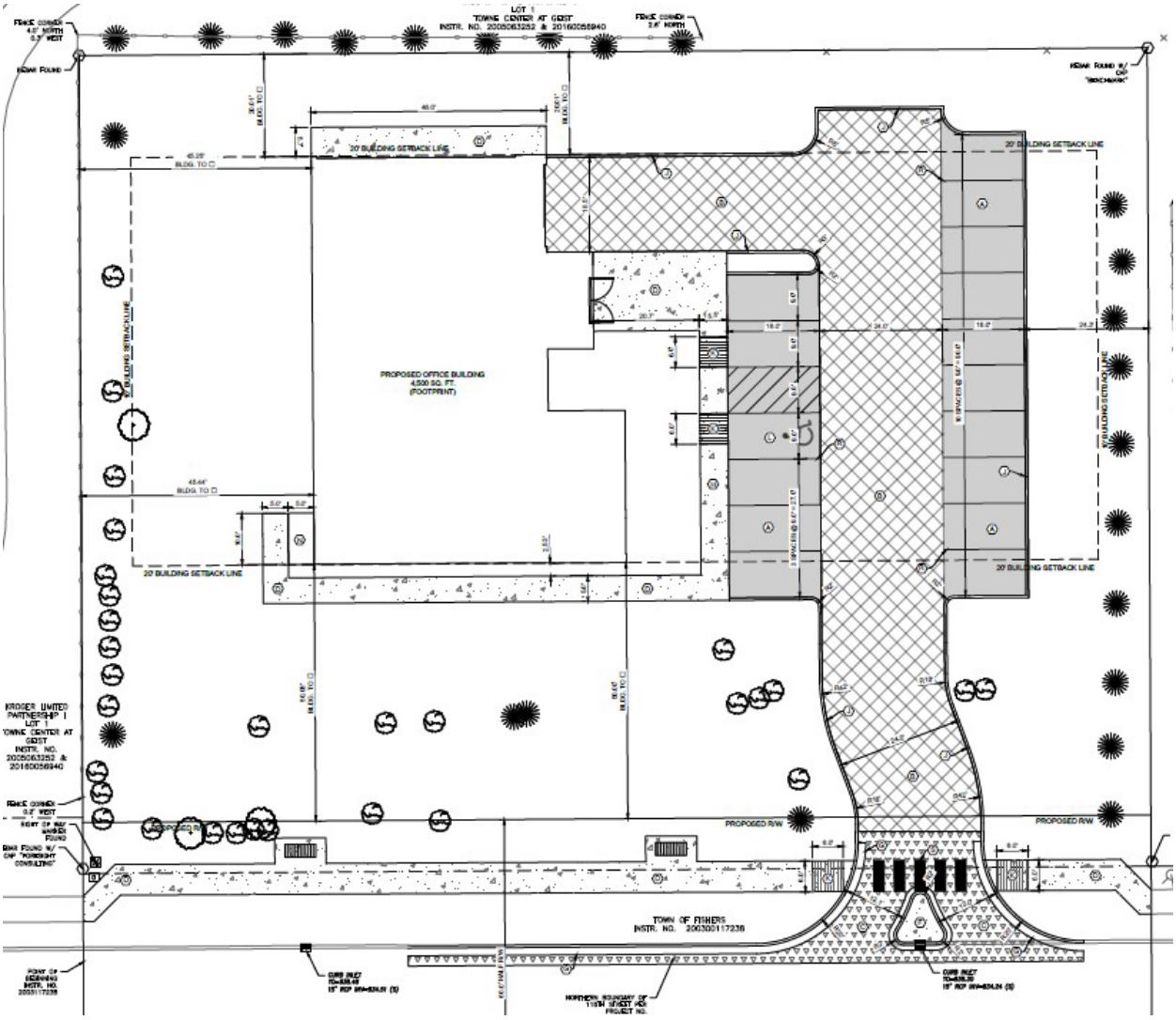
Traffic:
A full access drive would be permitted by the Engineering Department as per the Engineering Memo. The right-in, right-out shown is at the request of the neighbors and has been agreed upon by the developer.

Fishers 2040:
The Fishers 2040 plan lists the future land use as suburban residential.

South Elevation and view from the E 116th Street

East Elevation

Parking will be provided to east of the building, mirroring the neighboring Moore Dentistry. At the request of the neighbors a right-in, right-out exit has been provided.



Site Plan showing the building footprint, parking, drive, and existing trees.

SUMMARY OF NEIGHBORHOOD MEETINGS AND PUBLIC COMMENTS:

As previously stated, this property had a previous zoning rezone request. Since the beginning of the process four (4) neighborhood meetings have transpired.

Two neighborhood meetings were held on May 11, 2023 and May 25, 2023 to discuss this project with neighbors. During these meetings neighbors expressed concerns about the impact of additional commercial development in this area related to traffic and increased congestion, including comments from:

- Donna Bond - 13555 E 114th St
- Angela & Andy Mattingly - 13487 E 116th
- Jacquelyn Thompson - 13429 E 116th St
- Chris & Elizabeth Cooke - 13625 E 114th St

On August 18, 2023 an onsite meeting was held with neighbors and staff to show the footprint of the building presented in this rezone.

On November 27, 2023 a virtual neighborhood meeting was held, led by the legal counsel for Drive Planning with an overview of the site plan, architecture, conditions within the proposed rezone. The primary concern during this meeting was the 1,000 square foot loft space with a request to the developer to place restrictions on the land via the deed.

No new public comments or remonstration have been provided at the time of writing this staff report.

As a general note, this Zoning request will not dictate any deed covenants or restrictions on the land.

At the December 6, 2023 Plan Commission meeting, they sent no recommendation to City Council with a vote of four (4) in favor and three (3) opposed.

The Petitioner requested a continuation from the schedule City Council meeting on December 18, 2023.

Since Plan Commission the Loft space above first floor has been limited to 500 SQFT.

STAFF RECOMMENDATION:

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has no recommendation for City Council.

STAFF RECOMMENDATION

☐ Favorable Recommendation ☐ Unfavorable Recommendation ☒ No Recommendation

Drive Planning

Planned Unit Development

DRIVE PLANNING

FISHERS EST. 1872

PRESENTED BY
J. MURRAY CLARK
MINDY WESTRICK BROWN
faegre drinker

City Council Approval | January 16, 2024

Drive Planning LLC:
Gerry Linarducci,
Managing Partner/Financial Strategist
8100 106th St., Suite 260
Fishers, IN 46038

DI+Build:
Jason Schnurr,
VP/Project Management
10000 Marshall Dr.
Lenexa, KS 66215

Faegre Drinker Biddle & Reath LLP:
J. Murray Clark, Partner
Mindy Westrick Brown, Counsel
Mark R. Leach, Land Use Planner
600 East 96th St., Suite 600
Indianapolis, IN 46240
Telephone: (317) 569-9600

TABLE OF CONTENTS

Tab 1 ..... Executive Summary

Tab 2 ..... Aerial Location Map

Tab 3 ..... Concept Plan

Tab 4 ..... Illustrative Architectural Exhibit

Tab 5 ..... PUD Ordinance

TAB 1

EXECUTIVE SUMMARY
DRIVE PLANNING PUD

Drive Planning LLC, a comprehensive financial planning group, is pleased to present plans for its new office location in Fishers. The site is located on the north side of 116th Street, west of Olio Road (please see the Aerial Location Map at Tab 2).

The Drive Planning team has met with surrounding neighbors to discuss the development of this site. They have adjusted and refined their plans for the new office location to reflect the meeting discussions (please see the Concept Plan at Tab 3 and the Illustrative Architectural Exhibit at Tab 4).

The proposed office development will include (please see the PUD Ordinance at Tab 5):

- Permitted Uses same as C1 Commercial District (*Section A.4*),
- Development Plan consistent with Concept Plan (*Section B*),
- Development Standards more tightly restricted than C1 Commercial District (*Section C.3.c*),
- Architecture substantially similar to Illustrative Architectural Exhibit (*Section C.6.c*), and
- Additional Standards (*Section C.13*):
    - a. Limited to one tenant and 100 percent owner-occupied
    - b. 7 AM to 7 PM business hours, Monday through Friday. Closed Saturday and Sunday
    - c. Limited to 4,500 sf for the first floor building footprint, including garage. Loft space above first floor limited to 500 sf
    - d. Loft space limited to open conference space
    - e. Pitched roof and residential appearance
    - f. Height limited to 24 feet, which is two feet less than the adjacent dental office
    - g. Oriented with the front façade facing east
    - h. Existing hardwood/deciduous trees preserved to the greatest extent possible
    - i. Driveway and parking spaces oriented north/south on the east side, parallel with the adjacent dental office, with a right-in right-out only
    - j. Maximum of 24 parking spaces
    - k. Area between parking and building to be green space, landscaping, rain garden, etc.
    - l. Signage limited to one free-standing ground/monument sign. Building signs not permitted
    - m. Lighting in parking areas to be minimal and designed/controlled to be dimmed two hours after dusk until one hour before dawn

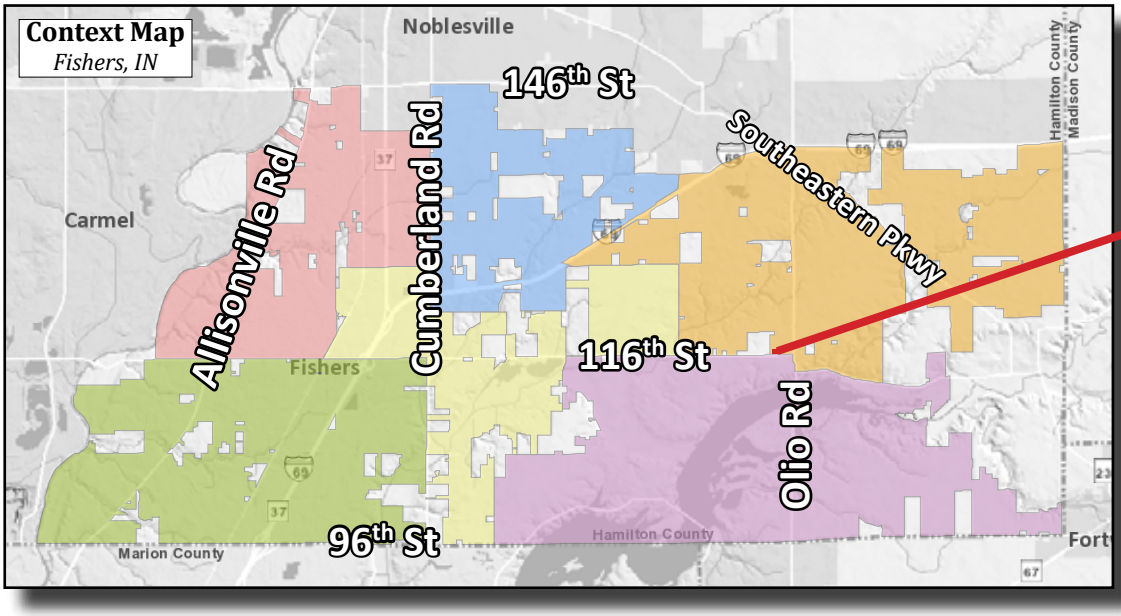
If approved, then site development work is anticipated to begin early this year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

DRIVE PLANNING PUD



REAL ESTATE

AERIAL LOCATION MAP

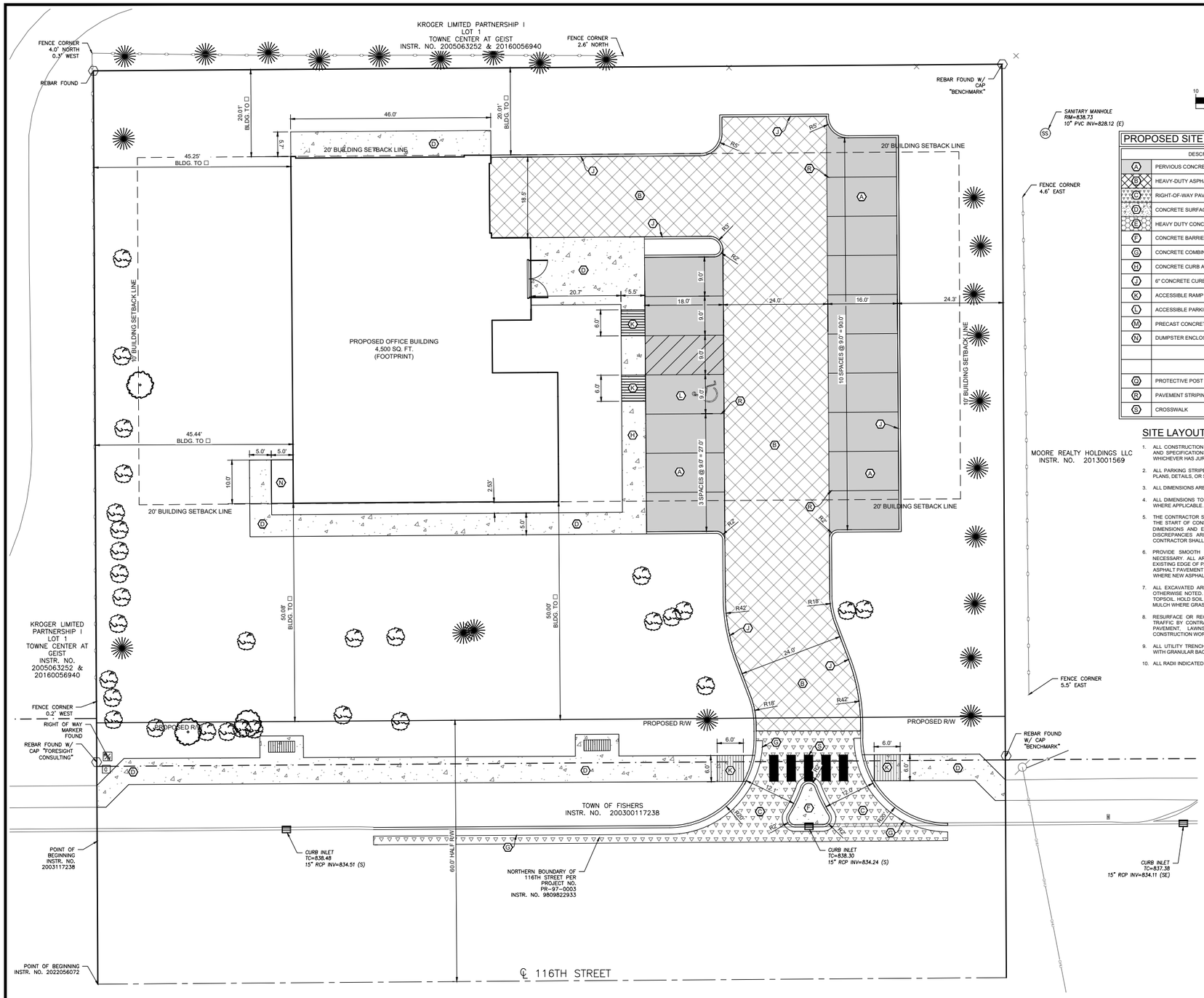
DRIVE PLANNING PUD

REAL ESTATE

TAB 3

CONCEPT PLAN

DRIVE PLANNING PUD



PROPOSED SITE LEGEND:

	DESCRIPTION:	DETAIL #/SH. #
A	PERVIOUS CONCRETE PAVEMENT	DETAIL 04/C700
B	HEAVY-DUTY ASPHALT PAVEMENT	DETAIL 01/C700
C	RIGHT-OF-WAY PAVEMENT	DETAIL 02/C700
D	CONCRETE SURFACE	DETAIL 05/C700
E	HEAVY DUTY CONCRETE SURFACE	DETAIL 03/C700
F	CONCRETE BARRIER CURB	CITY OF FISHERS STANDARDS
G	CONCRETE COMBINED CURB AND GUTTER	CITY OF FISHERS STANDARDS
H	CONCRETE CURB AND WALK	DETAIL 06/C700
J	6" CONCRETE CURB	
K	ACCESSIBLE RAMP	CITY OF FISHERS STANDARDS
L	ACCESSIBLE PARKING STALL	DETAIL 01/C701
M	PRECAST CONCRETE PARKING BARRIER	DETAIL 03/C701
N	DUMPSTER ENCLOSURE	
Q	PROTECTIVE POST	DETAIL 05/C701
R	PAVEMENT STRIPING	DETAIL 06/C701
S	CROSSWALK	CITY OF FISHERS STANDARDS

SITE LAYOUT NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS TO BUILDING ARE TO THE OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

Know what's below. Call before you dig.

LandWorx Engineering, LLC
958 East Washington Street
Suite 100
Indianapolis, Indiana 46202
317.616.0177
LANDWORX

Client Name & Address
KRM ARCHITECTURE
1515 N. PENNSYLVANIA ST.
INDIANAPOLIS, IN 46202
317.968.9868
KRMARCHITECTURE.COM
krM Architecture

No.	Description	Date

Professional Seal & Signature

OFFICE BUILDING - FISHERS
13562 E. 116 ST.
FISHERS, INDIANA
SITE PLAN

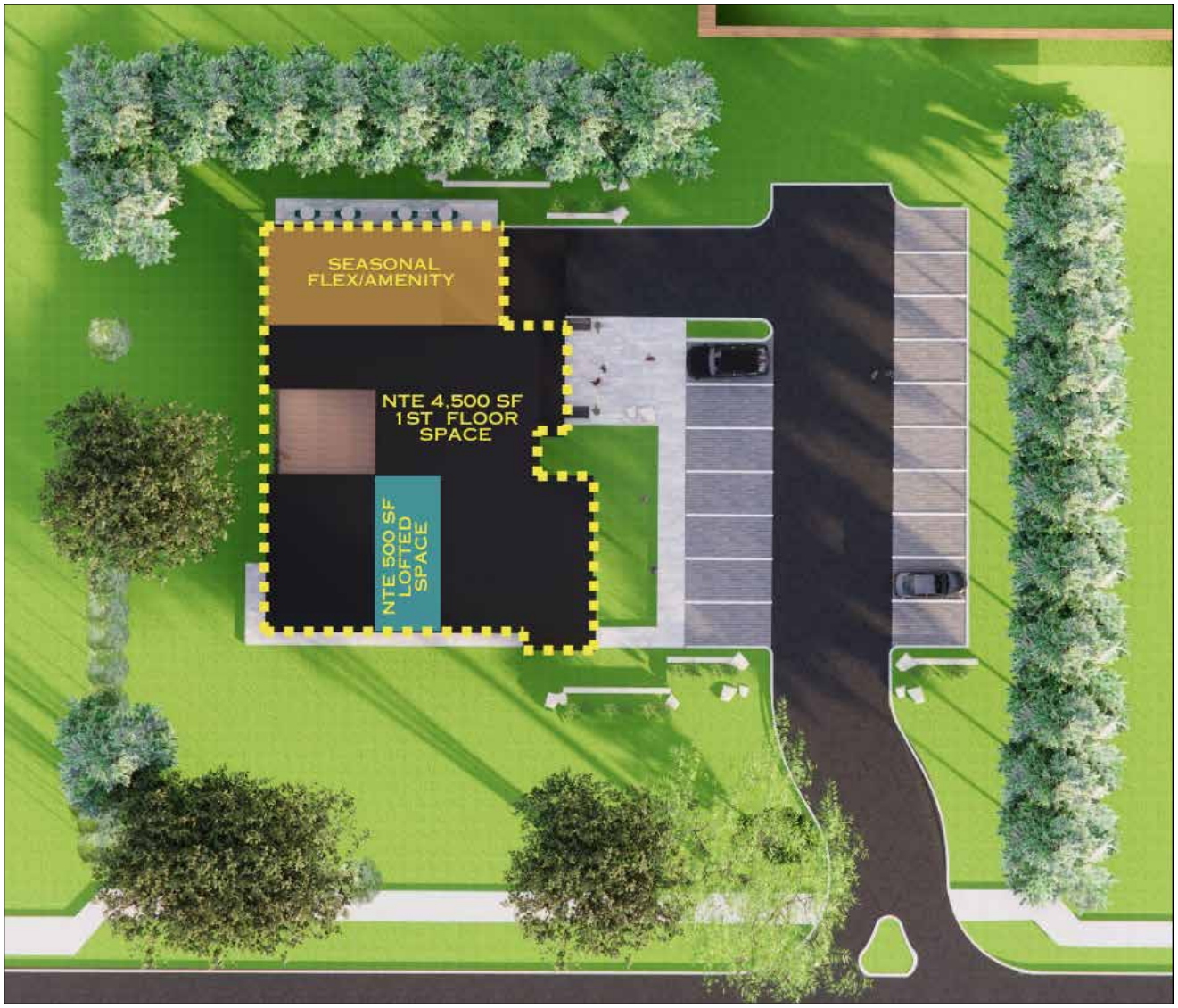
Drawn By: LPC
Checked By: KAC
Date: 05/24/2023
Scale:
Project No.: LW-00361

Sheet
C200

G:\Shared drives\LandWorx\00361 - Office Building Fishers\Design\DWG\00361_C200.dwg Evan West Plot: 9/19/2023 5:39 PM Save: 9/19/2023 5:36 PM

CONCEPT PLAN

DRIVE PLANNING PUD



DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD krM

TAB 4

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD

View from East

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD

View from East

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD krM Architecture+

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD

View from South

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD

View from West

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

TAB 5

ORDINANCE NO. 112023B

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 1.0 +/- ACRES FROM R2 TO PUD-C FOR A PROJECT KNOWN AS DRIVE PLANNING PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance, ("UDO"), for the City of Fishers (the "City"), previously enacted pursuant to Ind. Code § 36-7-4 *et seq*. as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. RZ-23-6 as required by law in regard to the rezone; and

WHEREAS, the Plan Commission at its December 6, 2023 meeting sent no recommendation to the Common Council by a vote of four (4) in favor and three (3) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City's Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-C.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plan, and illustrative architectural exhibit shall be approved as shown in **Exhibit B** ("Petitioner's Packet"), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

YAY		NAY	ABSTAIN
	President		
	Vice President		
	Member		
	Member		
	Member		
	Member		
	Member		
	Member		
	Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2024, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ _____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000

2024

Exhibit B – DRIVE PLANNING PUD

Planning & Zoning Department

City of Fishers

Ordinance: 112023B

FISHERS
EST. 1872

A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

a. Ordinance No. 112023B (this "Ordinance")
b. Adopted: January 16, 2024

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in **Exhibit B.1**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development – Commercial District (PUD-C) and shall hereafter be known as the "Drive Planning PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

The standards of the UDO applicable to the *C1 Commercial District* shall apply to the development, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *C1 Commercial District* shall be permitted.

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B.2**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Drive Planning PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance.

a. ***Article 3.1. Establishment of Zoning Districts:*** Shall apply.

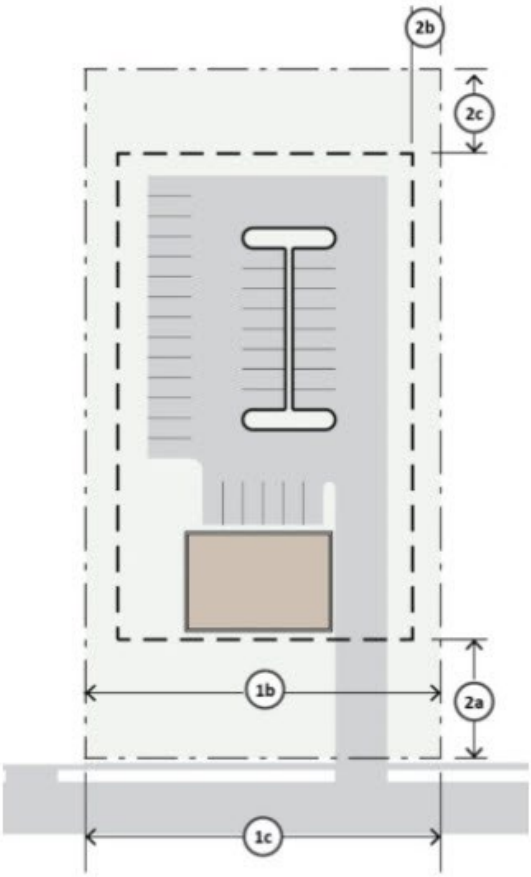
b. ***Article 3.2. Residential Districts:*** Shall not apply.

c. ***Article 3.3. Nonresidential Districts:*** Shall apply, except as modified below:

(1) *Sec. 3.3.1. C1 Commercial District:* Shall not apply; instead, the following shall apply:

Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage	100’
2. Minimum Building Setbacks	
2a. Front[1]	50’
2b. Side[1] / aggregate	10’
2c. Rear[1]	20’
2d. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	24’
4. Building Floor Area	
4a. Main floor area (min)	n/a
4b. Floor area per unit (min)	n/a
4c. Building footprint (ground level), including garage (max)	4,500 sf
4d. Building loft space (max)	500 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes: 1. Additional buffer yard requirements may apply.	



d. ***Article 3.4. Other Districts:*** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. ***Article 6.1. General Provisions*****:** Shall apply.

b. ***Article 6.2. Accessory Structure Standards*****:** Shall apply.

c. ***Article 6.3. Architectural Design Standards*****:** Shall apply, except as modified below:

(1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the building on the Real Estate. The final design may vary from the Illustrative Architectural Exhibit; however, the building shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit.

d. ***Article 6.4. Entrance & Driveway Standards*****:** Shall apply.

e. ***Article 6.5. Exterior Lighting Standards*****:** Shall apply.

f. ***Article 6.6. Height Standards*****:** Shall apply.

g. ***Article 6.7. Landscaping Standards*:** Shall apply. Additionally, existing saved trees shall count toward any planting requirement at a one-to-one ratio.
h. ***Article 6.8. Lot Standards*:** Shall apply.
i. ***Article 6.9. Non-Residential Open Space*:** Shall apply.
j. ***Article 6.10. Outdoor Display & Storage Standards*:** Shall apply.
k. ***Article 6.11. Parking & Loading Standards*:** Shall apply.
l. ***Article 6.12. Pedestrian Accessibility Standards*:** Shall apply.
m. ***Article 6.13. Permitted Non-residential Structure Standards*:** Shall apply.
n. ***Article 6.14. Property Identification Standards*:** Shall apply.
o. ***Article 6.15. Public Art Standards*:** Shall apply.
p. ***Article 6.16. Setback Standards*:** Shall apply.
q. ***Article 6.17. Signage Standards*:** Shall apply.
r. ***Article 6.18. Wall & Fence Standards*:** Shall apply.
s. ***Article 6.19. Water & Sewer Standards*:** Shall apply.
t. ***Article 6.20. Vision Clearance Standards*:** Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply.

a. ***Article 8.1. General Provisions*:** Shall apply.
b. ***Article 8.2. Block, Lot & Access Standards*:** Shall apply.
c. ***Article 8.3. Street & Alley Standards*:** Shall apply.
d. ***Article 8.4. Open Space, Common Area & Amenity Standards*:** Shall apply.
e. ***Article 8.5. Other Design Standards*:** Shall apply.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

11. Enforcement & Penalties

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. Additional Standards

The following additional standards shall apply:

a. The use of the Real Estate shall be limited to one tenant and shall be 100 percent owner-occupied.
b. Business hours shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday. The business shall be closed on Saturday and Sunday.

c. The building shall be limited to 4,500 square feet for the first floor building footprint, including garage. The loft space above the first floor shall be limited to 500 square feet. These limitations only include space under roof and shall not include outdoor amenity space such as patios, porches, rooftop decks, etc. that are not under roof.

d. The use of the loft space shall be limited to open conference space.

e. The building shall have a pitched roof and residential appearance.

f. The building height shall be limited to 24 feet, which is two feet less than the adjacent dental office.

g. The building shall be oriented with the front façade facing east.

h. Existing hardwood/deciduous trees on the Real Estate shall be preserved to the greatest extent possible.

i. The driveway and parking spaces shall be oriented north/south on the east side of the Real Estate, parallel with the adjacent dental office, with a right-in right-out only.

j. There shall be a maximum of 24 parking spaces.

k. The area located in between the parking lot and the building shall be green space, landscaping, rain garden, or similar.

l. Signage shall be limited to one free-standing ground or monument sign on the Real Estate. Building signs shall not be permitted.

m. Lighting in parking areas shall be minimal in order to meet minimum UDO requirements and designed/controlled to be dimmed two hours after dusk until one hour before dawn.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000

Exhibit B.2 – Concept Plan

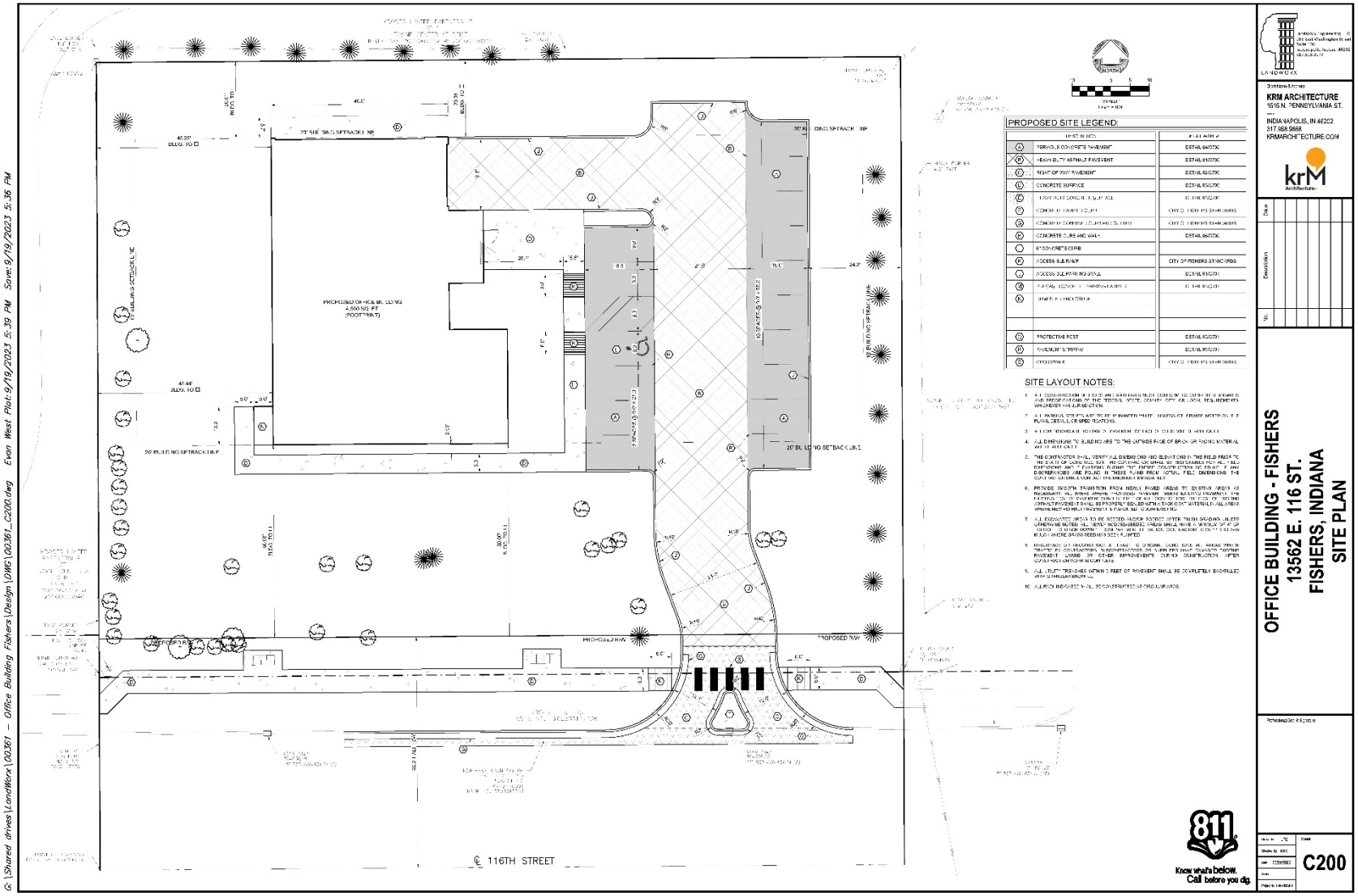


Exhibit B.2 – Concept Plan, cont.

DRIVE PLANNING
SCHEMATIC DESIGN

Exhibit B.3 – Illustrative Architectural Exhibit

Exhibit B.3 – Illustrative Architectural Exhibit, cont.

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	Consideration of a rezone of .88 acres from R2 Residential to PUD-C known as the Drive Planning PUD (RZ-23-6)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #: 112023B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☒Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	Consideration of a rezone of .88 acres from R2 to PUD-C known as the Drive Planning PUD. See Petitioner's Packet for concept plan and architectural renderings illustrating the intended development for this property. At the December 6, 2023 Plan Commission meeting, they sent no recommendation to City Council with a vote of four (4) in favor and three (3) opposed.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A

OPTIONS (Include *Deny Approval* Option)	1.	Hold First Reading
	2.	Continue
	3.	Take No Action
	4.	

PROJECT TIMELINE	November 20, 2023 - Proposed First Reading - City Council November 27, 2023 - Neighborhood Meeting via Teams December 6, 2023 - Public Hearing - Plan Commission January 16, 2024 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends City Council to hold Final Reading.
SUPPLEMENTAL INFORMATION (List all attached documents)	1.Staff Report 2. Ordinance 3. Petitioner's Packet

Form Revised: 03/20/2019

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01/17/2024 02:43:31PM 16 PGS
Trini Beaver
Hamilton County Recorder IN
Recorded as Presented
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ORDINANCE NO. 112023B

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 1.0 +/- ACRES FROM R2 TO PUD-C FOR A PROJECT KNOWN AS DRIVE PLANNING PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance, ("UDO"), for the City of Fishers (the "City"), previously enacted pursuant to Ind. Code § 36-7-4 *et seq.* as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. RZ-23-6 as required by law in regard to the rezone; and

WHEREAS, the Plan Commission at its December 6, 2023 meeting sent no recommendation to the Common Council by a vote of four (4) in favor and three (3) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City's Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-C.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plan, and illustrative architectural exhibit shall be approved as shown in **Exhibit B** ("Petitioner's Packet"), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 16th day of January, 2024.

ORDINANCE NO. 112023B

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble, Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 16th day of January 2024 at 1:49 p.m.

ATTEST:
Jennifer L. Kehl, Fishers City Clerk

CITY OF FISHERS SEAL INDIANA

MAYOR'S APPROVAL

Scott A. Fadness, Mayor — **DATE** January 16, 2024

MAYOR'S VETO

Scott A. Fadness, Mayor — **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

DRIVE PLANNING PUD

ORDINANCE NO. 112023B

Exhibit A – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

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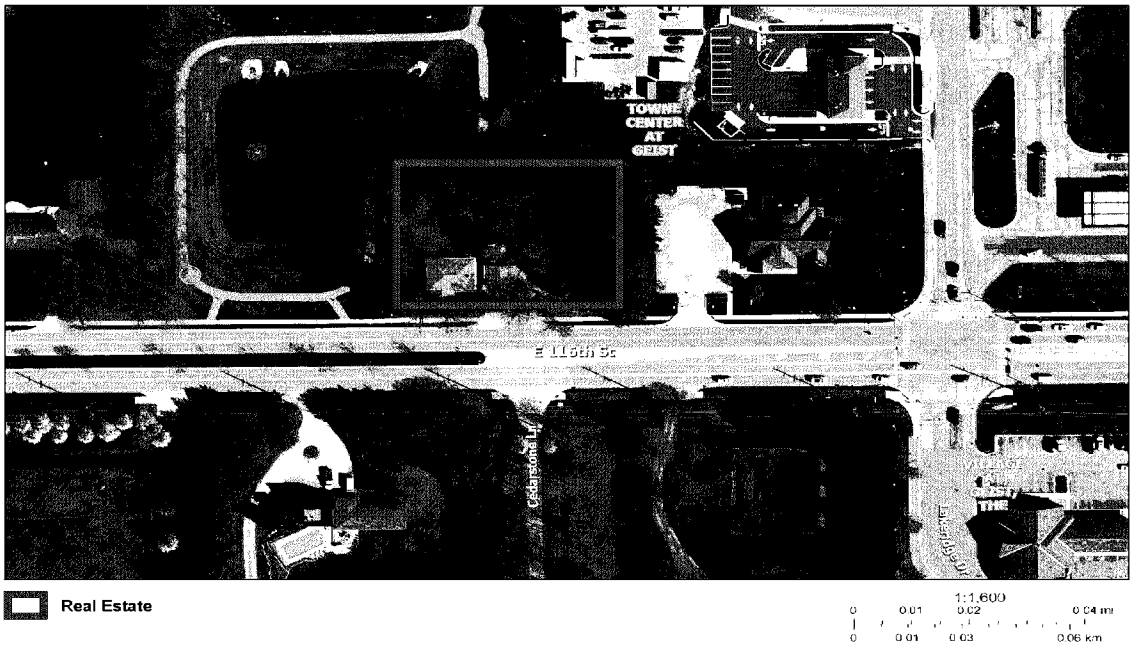
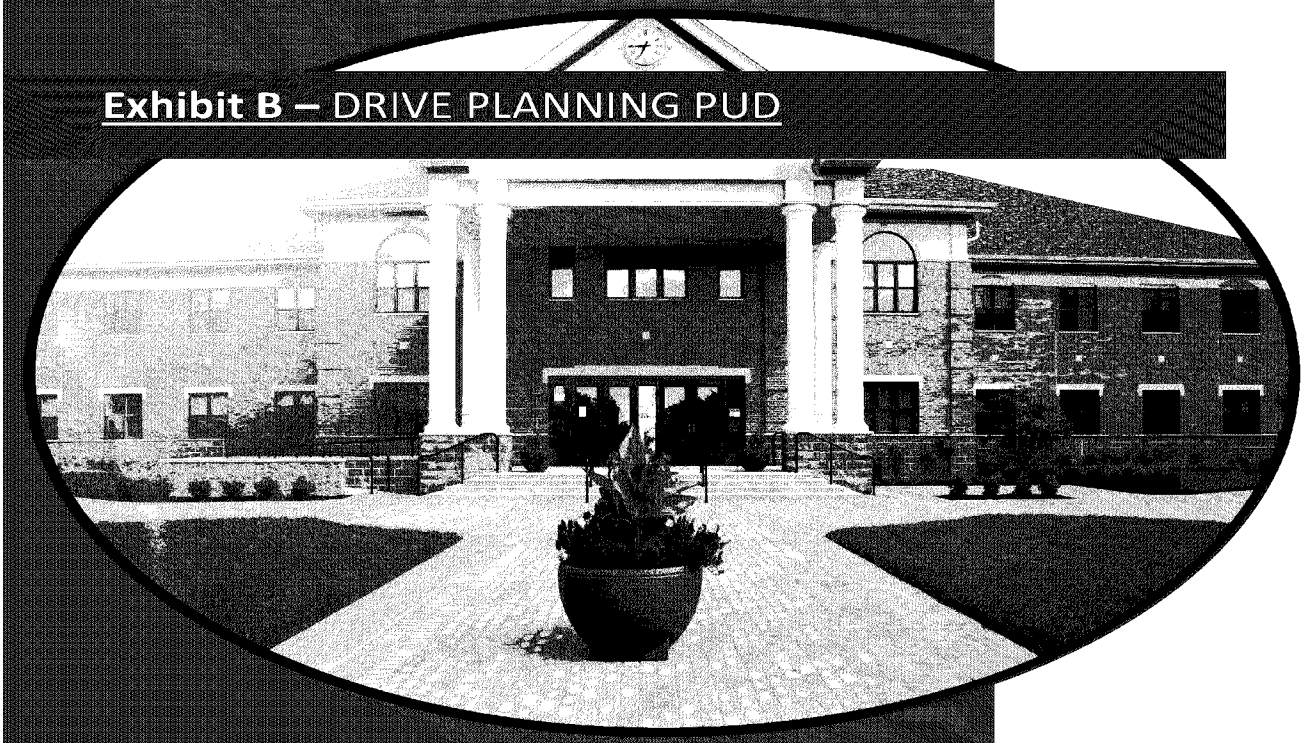


Real Estate

1:1,600
0 0.01 0.02 0.04 mi
0 0.01 0.03 0.06 km

2024

Exhibit B – DRIVE PLANNING PUD



Planning & Zoning Department

City of Fishers

Ordinance: 112023B

FISHERS
EST. 1872

A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

a. Ordinance No. 112023B (this "Ordinance")
b. Adopted: January 16, 2024

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

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B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B.2**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Drive Planning PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

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3. Maximum Building Height	
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4. Building Floor Area	
4a. Main floor area (min)	n/a
4b. Floor area per unit (min)	n/a
4c. Building footprint (ground level), including garage (max)	4,500 sf
4d. Building loft space (max)	500 sf
5. Other	
5a. Requires municipal water and sewer hookup	
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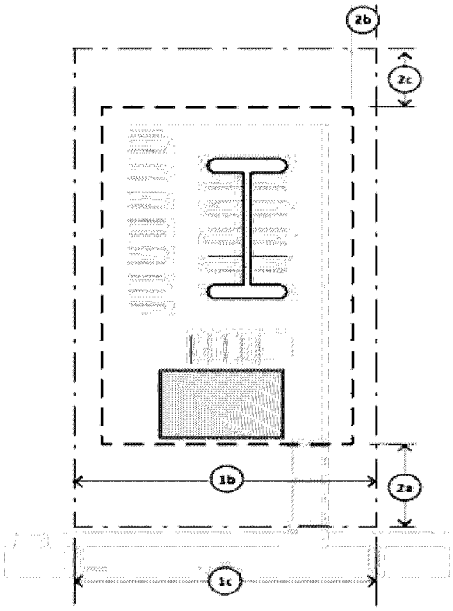

d. ***Article 3.4. Other Districts:*** Shall apply.

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ORDINANCE NO. 112023B

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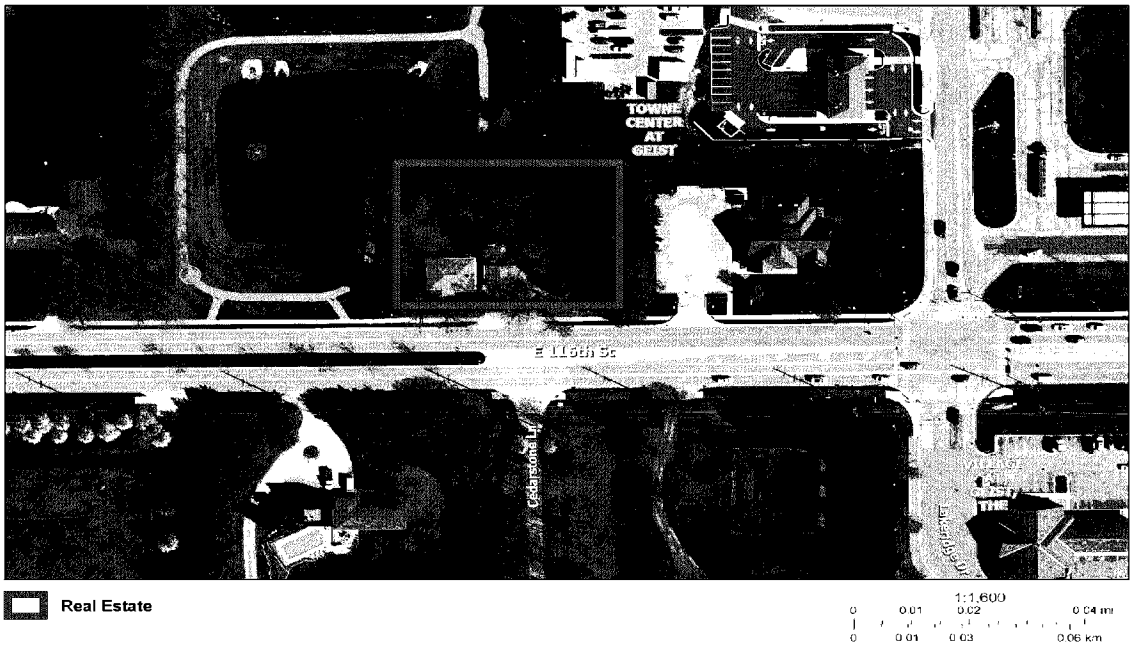


ORDINANCE NO. 112023B

Exhibit B.2 – Concept Plan

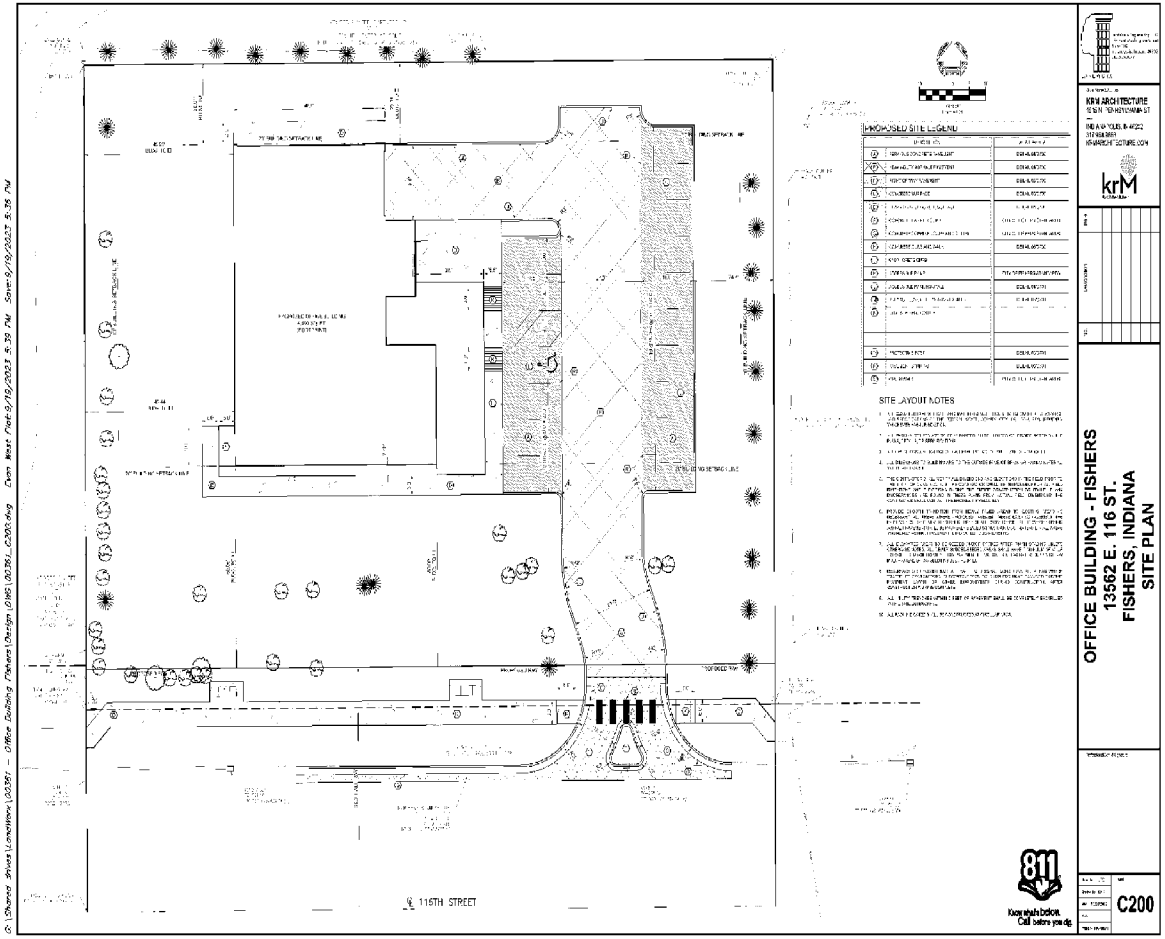
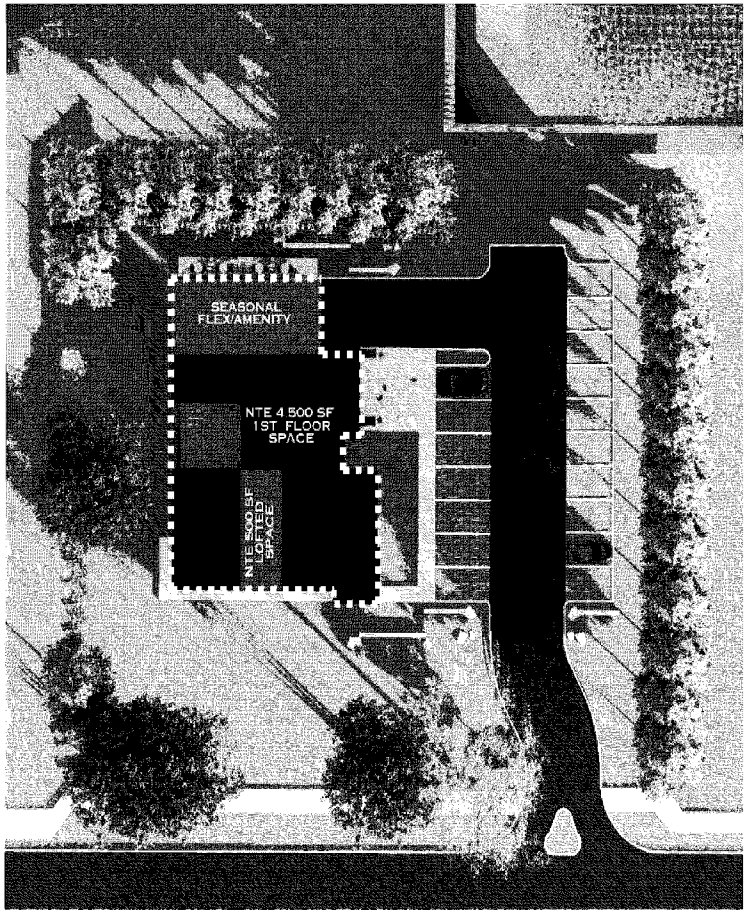


Exhibit B.2 – Concept Plan, cont.



DRIVE PLANNING
SCHEMATIC DESIGN

Exhibit B.3 – Illustrative Architectural Exhibit

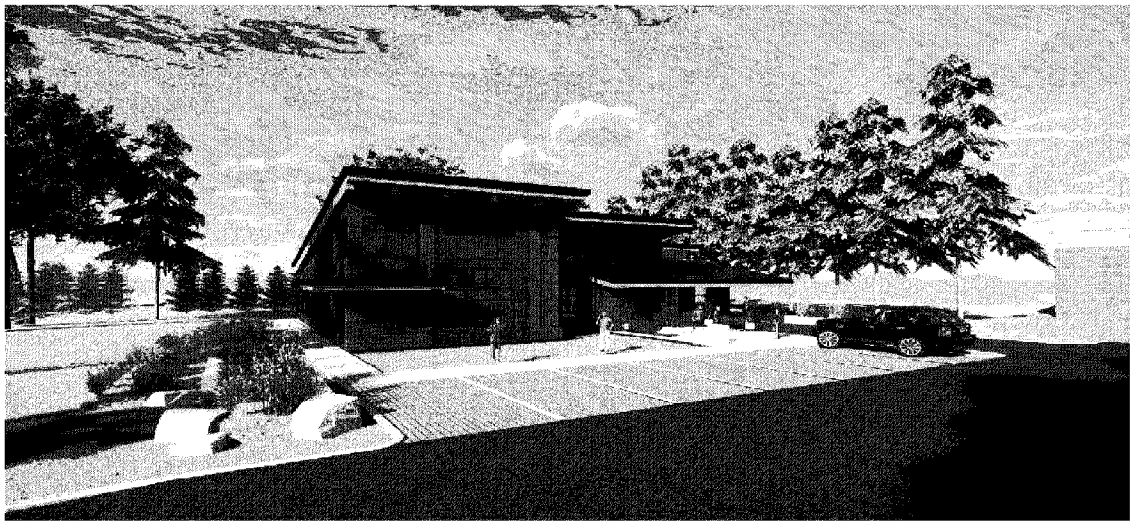
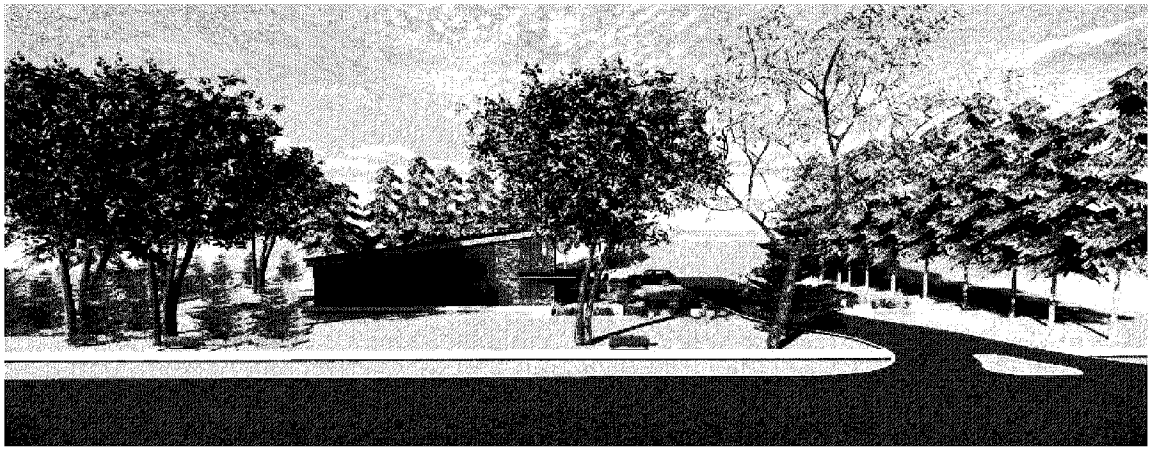
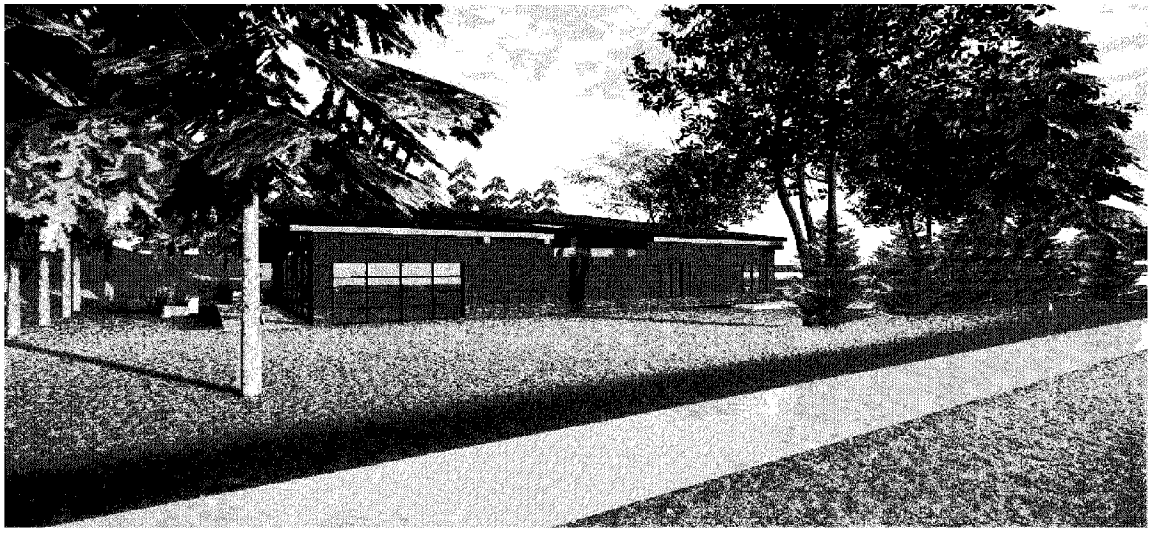


Exhibit B.3 – Illustrative Architectural Exhibit, cont.





Council Action Form

MEETING DATE	January 16, 2024			
TITLE	Consideration of a rezone of .88 acres from R2 Residential to PUD-C known as the Drive Planning PUD (RZ-23-6)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #: 112023B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☒Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head ☒ Department Head ☐ Deputy Mayor ☐ Mayor ☐ Legal Counsel – *Name of Reviewer:*	☐ Controller's Office ☐ Finance Committee ☐ Technical Advisory Committee ☐ Other:
BACKGROUND (Includes description, background, and justification)	Consideration of a rezone of .88 acres from R2 to PUD-C known as the Drive Planning PUD. See Petitioner's Packet for concept plan and architectural renderings illustrating the intended development for this property. At the December 6, 2023 Plan Commission meeting, they sent no recommendation to City Council with a vote of four (4) in favor and three (3) opposed.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $: N/A Expenditure $: N/A Source of Funds: N/A Additional Appropriation #: N/A **Narrative:** N/A	
OPTIONS (Include *Deny Approval* Option)	1. Hold First Reading 2. Continue 3. Take No Action 4.	
PROJECT TIMELINE	November 20, 2023 - Proposed First Reading - City Council November 27, 2023 - Neighborhood Meeting via Teams December 6, 2023 - Public Hearing - Plan Commission January 16, 2024 - Proposed Final Reading - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends City Council to hold Final Reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Staff Report 2. Ordinance 3. Petitioner's Packet	

Form Revised: 03/20/2019

ORDINANCE NO. 112023B

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 1.0 +/- ACRES FROM R2 TO PUD-C FOR A PROJECT KNOWN AS DRIVE PLANNING PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance, ("UDO"), for the City of Fishers (the "City"), previously enacted pursuant to Ind. Code § 36-7-4 *et seq*. as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. RZ-23-6 as required by law in regard to the rezone; and

WHEREAS, the Plan Commission at its December 6, 2023 meeting sent no recommendation to the Common Council by a vote of four (4) in favor and three (3) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City's Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-C.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plan, and illustrative architectural exhibit shall be approved as shown in **Exhibit B** ("Petitioner's Packet"), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 16th day of January, 2024.

ORDINANCE NO. 112023B

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble, Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 16th day of January 2024 at 7:47 p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

CITY OF FISHERS SEAL INDIANA

MAYOR'S APPROVAL

_____ January 16, 2024
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000

2024

Exhibit B – DRIVE PLANNING PUD

Planning & Zoning Department

City of Fishers

Ordinance: 112023B

FISHERS
EST. 1872

A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

a. Ordinance No. 112023B (this "Ordinance")
b. Adopted: January 16, 2024

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in **Exhibit B.1**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development – Commercial District (PUD-C) and shall hereafter be known as the "Drive Planning PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

The standards of the UDO applicable to the *C1 Commercial District* shall apply to the development, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *C1 Commercial District* shall be permitted.

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B.2**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Drive Planning PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance.

a. ***Article 3.1. Establishment of Zoning Districts:*** Shall apply.

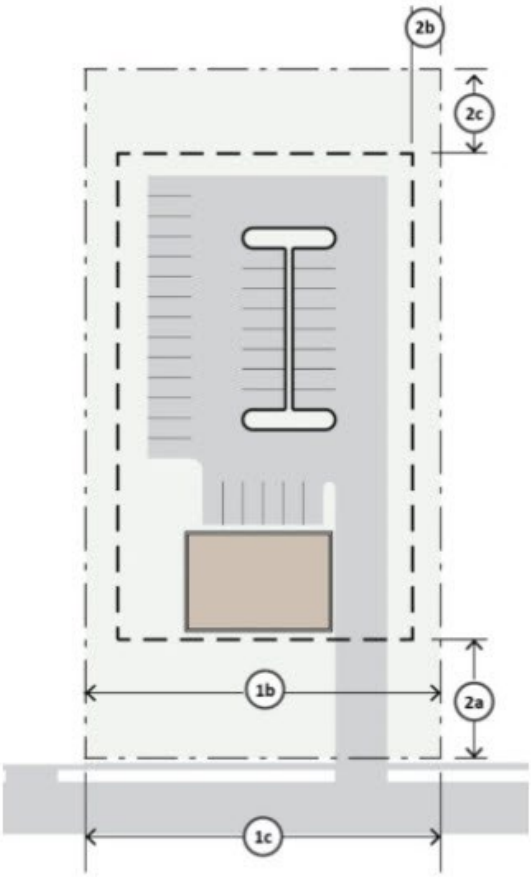
b. ***Article 3.2. Residential Districts:*** Shall not apply.

c. ***Article 3.3. Nonresidential Districts:*** Shall apply, except as modified below:

(1) *Sec. 3.3.1. C1 Commercial District:* Shall not apply; instead, the following shall apply:

Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage	100’
2. Minimum Building Setbacks	
2a. Front[1]	50’
2b. Side[1] / aggregate	10’
2c. Rear[1]	20’
2d. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	24’
4. Building Floor Area	
4a. Main floor area (min)	n/a
4b. Floor area per unit (min)	n/a
4c. Building footprint (ground level), including garage (max)	4,500 sf
4d. Building loft space (max)	500 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes: 1. Additional buffer yard requirements may apply.	



d. ***Article 3.4. Other Districts:*** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. ***Article 6.1. General Provisions*****:** Shall apply.

b. ***Article 6.2. Accessory Structure Standards*****:** Shall apply.

c. ***Article 6.3. Architectural Design Standards*****:** Shall apply, except as modified below:

(1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the building on the Real Estate. The final design may vary from the Illustrative Architectural Exhibit; however, the building shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit.

d. ***Article 6.4. Entrance & Driveway Standards*****:** Shall apply.

e. ***Article 6.5. Exterior Lighting Standards*****:** Shall apply.

f. ***Article 6.6. Height Standards*****:** Shall apply.

g. ***Article 6.7. Landscaping Standards*:** Shall apply. Additionally, existing saved trees shall count toward any planting requirement at a one-to-one ratio.
h. ***Article 6.8. Lot Standards*:** Shall apply.
i. ***Article 6.9. Non-Residential Open Space*:** Shall apply.
j. ***Article 6.10. Outdoor Display & Storage Standards*:** Shall apply.
k. ***Article 6.11. Parking & Loading Standards*:** Shall apply.
l. ***Article 6.12. Pedestrian Accessibility Standards*:** Shall apply.
m. ***Article 6.13. Permitted Non-residential Structure Standards*:** Shall apply.
n. ***Article 6.14. Property Identification Standards*:** Shall apply.
o. ***Article 6.15. Public Art Standards*:** Shall apply.
p. ***Article 6.16. Setback Standards*:** Shall apply.
q. ***Article 6.17. Signage Standards*:** Shall apply.
r. ***Article 6.18. Wall & Fence Standards*:** Shall apply.
s. ***Article 6.19. Water & Sewer Standards*:** Shall apply.
t. ***Article 6.20. Vision Clearance Standards*:** Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply.

a. ***Article 8.1. General Provisions*:** Shall apply.
b. ***Article 8.2. Block, Lot & Access Standards*:** Shall apply.
c. ***Article 8.3. Street & Alley Standards*:** Shall apply.
d. ***Article 8.4. Open Space, Common Area & Amenity Standards*:** Shall apply.
e. ***Article 8.5. Other Design Standards*:** Shall apply.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

11. Enforcement & Penalties

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. Additional Standards

The following additional standards shall apply:

a. The use of the Real Estate shall be limited to one tenant and shall be 100 percent owner-occupied.
b. Business hours shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday. The business shall be closed on Saturday and Sunday.

c. The building shall be limited to 4,500 square feet for the first floor building footprint, including garage. The loft space above the first floor shall be limited to 500 square feet. These limitations only include space under roof and shall not include outdoor amenity space such as patios, porches, rooftop decks, etc. that are not under roof.

d. The use of the loft space shall be limited to open conference space.

e. The building shall have a pitched roof and residential appearance.

f. The building height shall be limited to 24 feet, which is two feet less than the adjacent dental office.

g. The building shall be oriented with the front façade facing east.

h. Existing hardwood/deciduous trees on the Real Estate shall be preserved to the greatest extent possible.

i. The driveway and parking spaces shall be oriented north/south on the east side of the Real Estate, parallel with the adjacent dental office, with a right-in right-out only.

j. There shall be a maximum of 24 parking spaces.

k. The area located in between the parking lot and the building shall be green space, landscaping, rain garden, or similar.

l. Signage shall be limited to one free-standing ground or monument sign on the Real Estate. Building signs shall not be permitted.

m. Lighting in parking areas shall be minimal in order to meet minimum UDO requirements and designed/controlled to be dimmed two hours after dusk until one hour before dawn.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

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13-11-35-00-00-039.000

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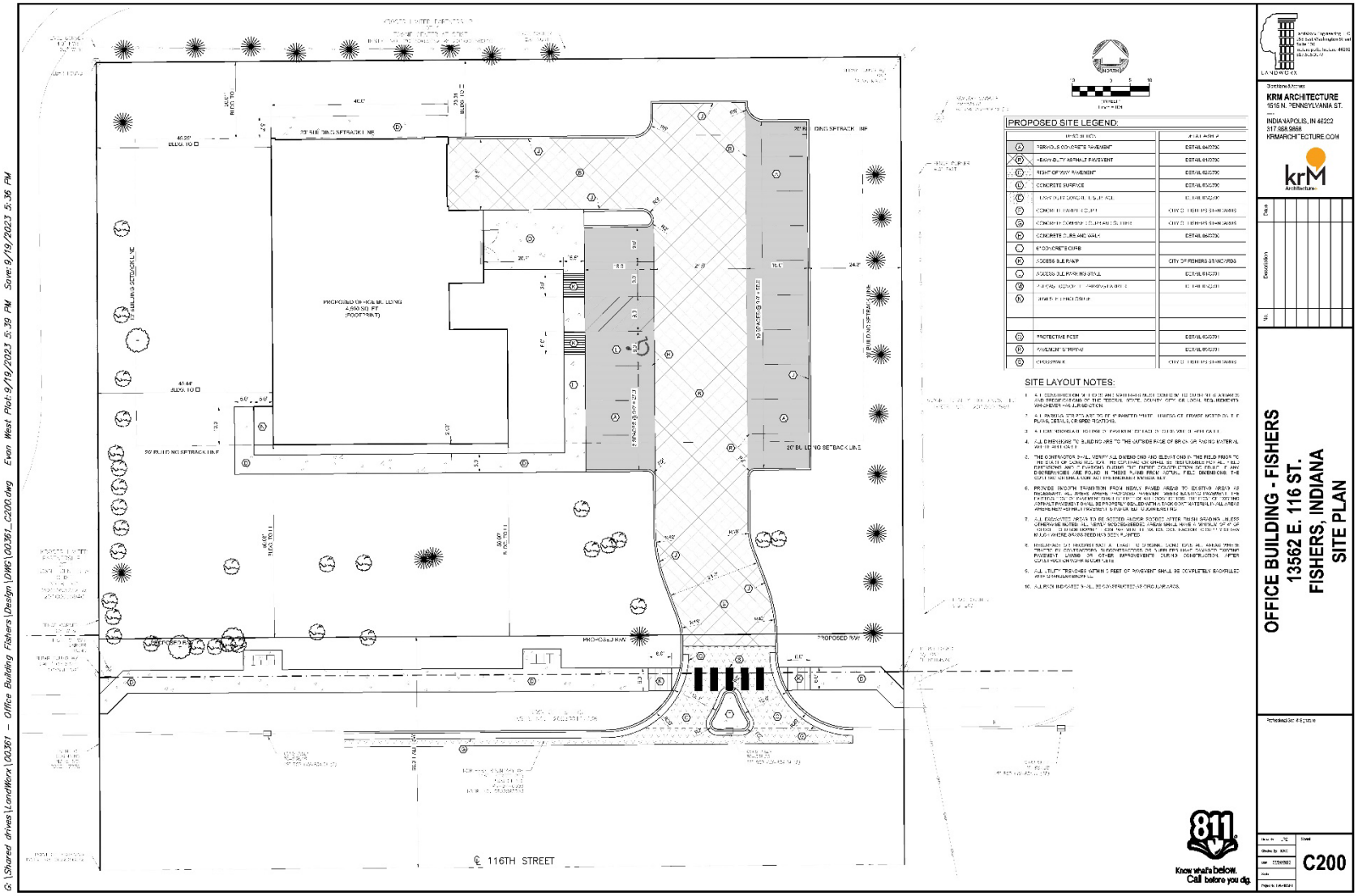


Exhibit B.2 – Concept Plan, cont.

DRIVE PLANNING
SCHEMATIC DESIGN

Exhibit B.3 – Illustrative Architectural Exhibit

Exhibit B.3 – Illustrative Architectural Exhibit, cont.

Drive Planning

Planned Unit Development

DRIVE PLANNING

FISHERS EST. 1872

PRESENTED BY
J. MURRAY CLARK
MINDY WESTRICK BROWN
faegre drinker

City Council Approval | January 16, 2024

Drive Planning LLC:
Gerry Linarducci,
Managing Partner/Financial Strategist
8100 106th St., Suite 260
Fishers, IN 46038

DI+Build:
Jason Schnurr,
VP/Project Management
10000 Marshall Dr.
Lenexa, KS 66215

Faegre Drinker Biddle & Reath LLP:
J. Murray Clark, Partner
Mindy Westrick Brown, Counsel
Mark R. Leach, Land Use Planner
600 East 96th St., Suite 600
Indianapolis, IN 46240
Telephone: (317) 569-9600

TABLE OF CONTENTS

Tab 1 ..... Executive Summary

Tab 2 ..... Aerial Location Map

Tab 3 ..... Concept Plan

Tab 4 ..... Illustrative Architectural Exhibit

Tab 5 ..... PUD Ordinance

TAB 1

EXECUTIVE SUMMARY	
DRIVE PLANNING PUD	

Drive Planning LLC, a comprehensive financial planning group, is pleased to present plans for its new office location in Fishers. The site is located on the north side of 116th Street, west of Olio Road (please see the Aerial Location Map at Tab 2).

The Drive Planning team has met with surrounding neighbors to discuss the development of this site. They have adjusted and refined their plans for the new office location to reflect the meeting discussions (please see the Concept Plan at Tab 3 and the Illustrative Architectural Exhibit at Tab 4).

The proposed office development will include (please see the PUD Ordinance at Tab 5):

- Permitted Uses same as C1 Commercial District (*Section A.4*),
- Development Plan consistent with Concept Plan (*Section B*),
- Development Standards more tightly restricted than C1 Commercial District (*Section C.3.c*),
- Architecture substantially similar to Illustrative Architectural Exhibit (*Section C.6.c*), and
- Additional Standards (*Section C.13*):
    - a. Limited to one tenant and 100 percent owner-occupied
    - b. 7 AM to 7 PM business hours, Monday through Friday. Closed Saturday and Sunday
    - c. Limited to 4,500 sf for the first floor building footprint, including garage. Loft space above first floor limited to 500 sf
    - d. Loft space limited to open conference space
    - e. Pitched roof and residential appearance
    - f. Height limited to 24 feet, which is two feet less than the adjacent dental office
    - g. Oriented with the front façade facing east
    - h. Existing hardwood/deciduous trees preserved to the greatest extent possible
    - i. Driveway and parking spaces oriented north/south on the east side, parallel with the adjacent dental office, with a right-in right-out only
    - j. Maximum of 24 parking spaces
    - k. Area between parking and building to be green space, landscaping, rain garden, etc.
    - l. Signage limited to one free-standing ground/monument sign. Building signs not permitted
    - m. Lighting in parking areas to be minimal and designed/controlled to be dimmed two hours after dusk until one hour before dawn

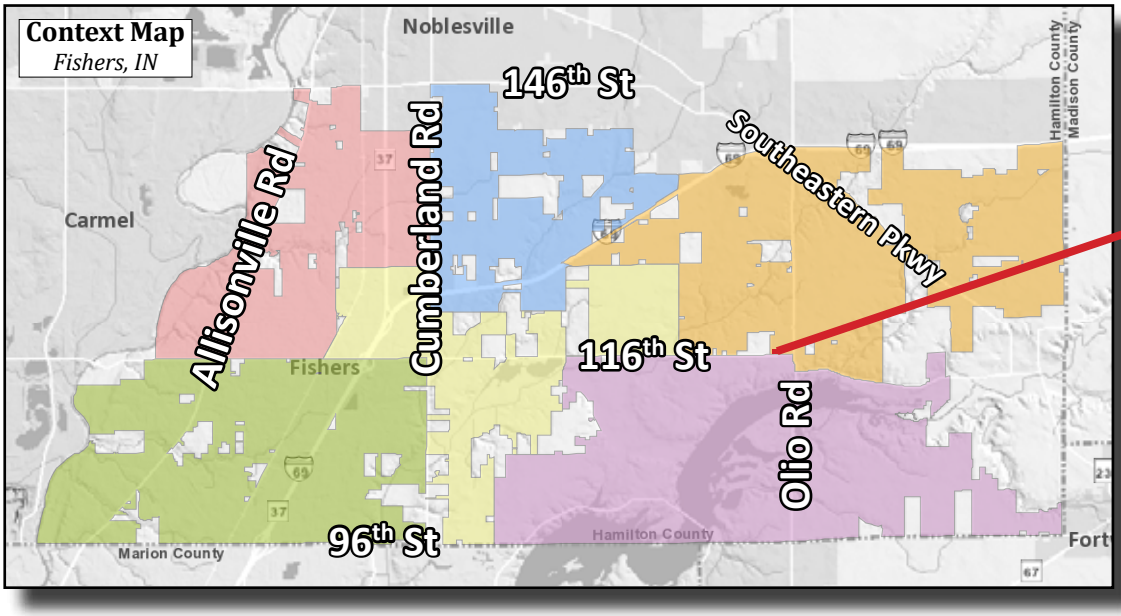
If approved, then site development work is anticipated to begin early this year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

DRIVE PLANNING PUD



REAL ESTATE

AERIAL LOCATION MAP

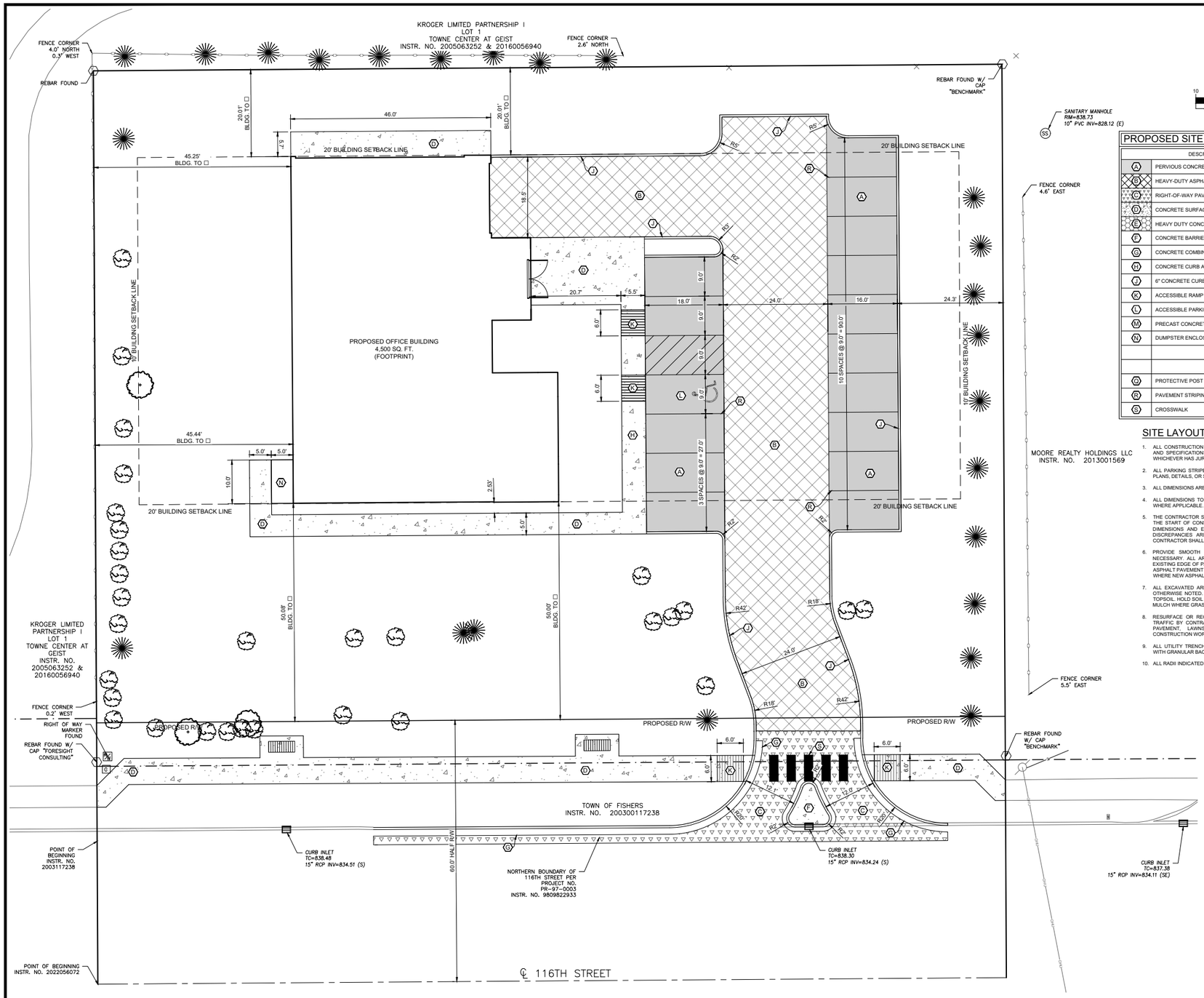
DRIVE PLANNING PUD

REAL ESTATE

TAB 3

CONCEPT PLAN

DRIVE PLANNING PUD



NORTH

10 0 5 10

(IN FEET)
1 inch = 10ft.

PROPOSED SITE LEGEND:

	DESCRIPTION:	DETAIL #/SH. #
A	PERVIOUS CONCRETE PAVEMENT	DETAIL 04/C700
B	HEAVY-DUTY ASPHALT PAVEMENT	DETAIL 01/C700
C	RIGHT-OF-WAY PAVEMENT	DETAIL 02/C700
D	CONCRETE SURFACE	DETAIL 05/C700
E	HEAVY DUTY CONCRETE SURFACE	DETAIL 03/C700
F	CONCRETE BARRIER CURB	CITY OF FISHERS STANDARDS
G	CONCRETE COMBINED CURB AND GUTTER	CITY OF FISHERS STANDARDS
H	CONCRETE CURB AND WALK	DETAIL 06/C700
J	6" CONCRETE CURB	
K	ACCESSIBLE RAMP	CITY OF FISHERS STANDARDS
L	ACCESSIBLE PARKING STALL	DETAIL 01/C701
M	PRECAST CONCRETE PARKING BARRIER	DETAIL 03/C701
N	DUMPSTER ENCLOSURE	
Q	PROTECTIVE POST	DETAIL 05/C701
R	PAVEMENT STRIPING	DETAIL 06/C701
S	CROSSWALK	CITY OF FISHERS STANDARDS

SITE LAYOUT NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS TO BUILDING ARE TO THE OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

Know what's below. Call before you dig.

LANDWORX
LandWorx Engineering, LLC
958 East Washington Street
Suite 100
Indianapolis, Indiana 46202
317.616.0177

Client Name & Address

KRM ARCHITECTURE
1515 N. PENNSYLVANIA ST.
INDIANAPOLIS, IN 46202
317.968.9868
KRMARCHITECTURE.COM

krM Architecture

No.	Description	Date

OFFICE BUILDING - FISHERS
13562 E. 116 ST.
FISHERS, INDIANA
SITE PLAN

Professional Seal & Signature

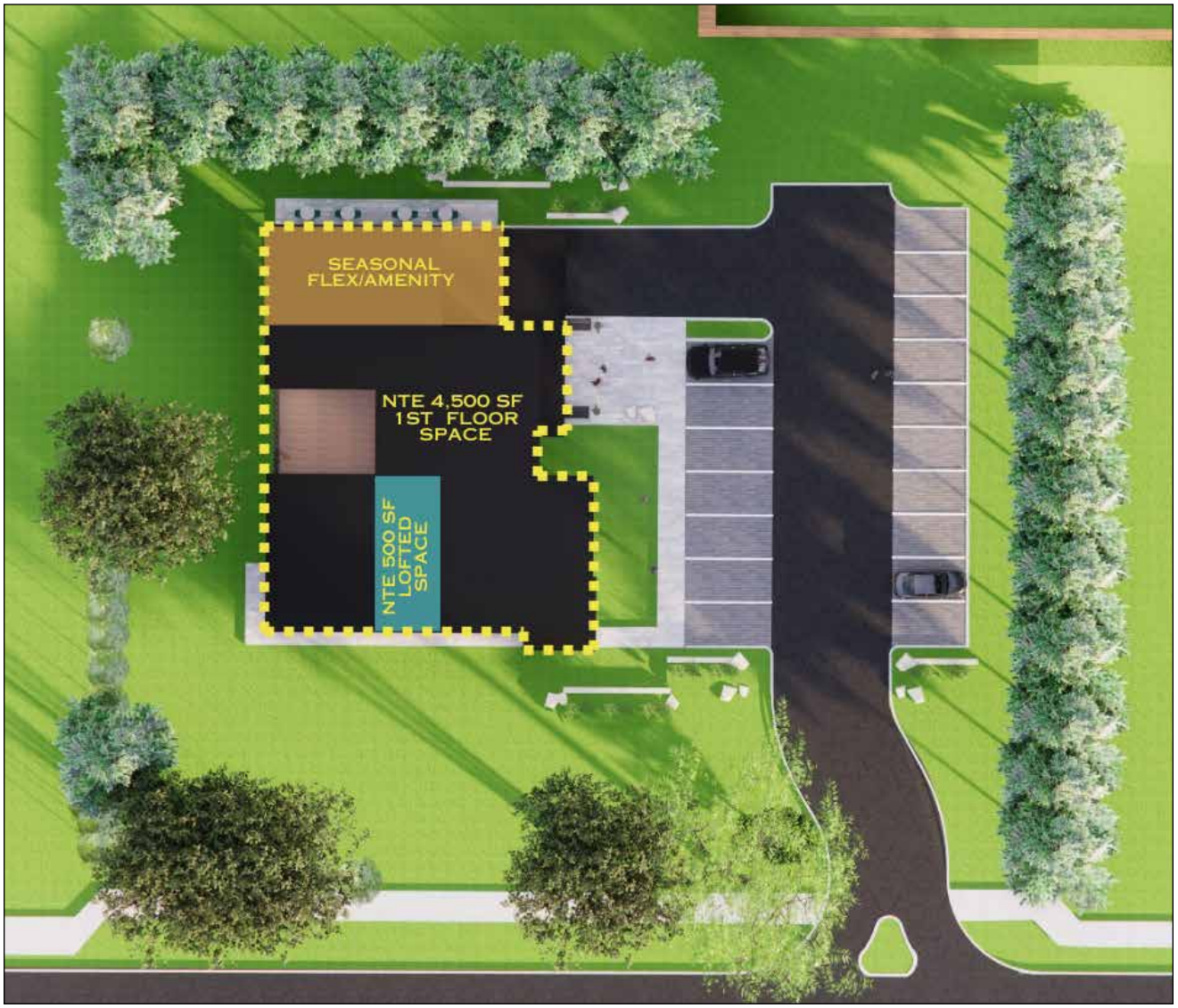
Drawn By: LPC
Checked By: KAC
Date: 05/24/2023
Scale:
Project No.: LW-00361

Sheet
C200

G:\Shared drives\LandWorx\00361 - Office Building Fishers\Design\DWG\00361_C200.dwg Evan West Plot: 9/19/2023 5:39 PM Save: 9/19/2023 5:36 PM

CONCEPT PLAN

DRIVE PLANNING PUD



DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD krM

TAB 4

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD

View from East

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD

View from East

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD krM Architecture+

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD

View from South

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD

View from West

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

TAB 5

ORDINANCE NO. 112023B

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 1.0 +/- ACRES FROM R2 TO PUD-C FOR A PROJECT KNOWN AS DRIVE PLANNING PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance, ("UDO"), for the City of Fishers (the "City"), previously enacted pursuant to Ind. Code § 36-7-4 *et seq*. as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. RZ-23-6 as required by law in regard to the rezone; and

WHEREAS, the Plan Commission at its December 6, 2023 meeting sent no recommendation to the Common Council by a vote of four (4) in favor and three (3) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City's Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-C.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plan, and illustrative architectural exhibit shall be approved as shown in **Exhibit B** ("Petitioner's Packet"), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

YAY		NAY	ABSTAIN
	President		
	Vice President		
	Member		
	Member		
	Member		
	Member		
	Member		
	Member		
	Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2024, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ _____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000

2024

Exhibit B – DRIVE PLANNING PUD

Planning & Zoning Department

City of Fishers

Ordinance: 112023B

FISHERS
EST. 1872

A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

a. Ordinance No. 112023B (this "Ordinance")
b. Adopted: January 16, 2024

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in **Exhibit B.1**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development – Commercial District (PUD-C) and shall hereafter be known as the "Drive Planning PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

The standards of the UDO applicable to the *C1 Commercial District* shall apply to the development, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *C1 Commercial District* shall be permitted.

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B.2**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Drive Planning PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance.

a. ***Article 3.1. Establishment of Zoning Districts:*** Shall apply.

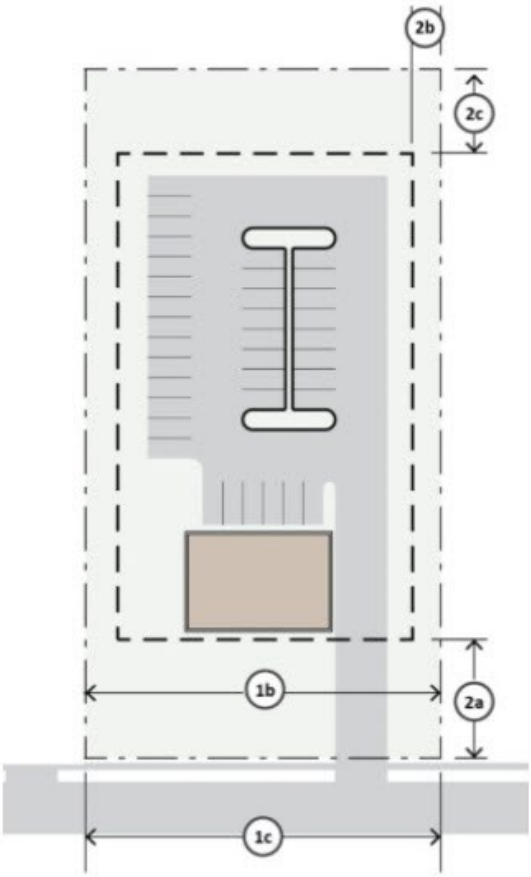
b. ***Article 3.2. Residential Districts:*** Shall not apply.

c. ***Article 3.3. Nonresidential Districts:*** Shall apply, except as modified below:

(1) *Sec. 3.3.1. C1 Commercial District:* Shall not apply; instead, the following shall apply:

Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage	100’
2. Minimum Building Setbacks	
2a. Front[1]	50’
2b. Side[1] / aggregate	10’
2c. Rear[1]	20’
2d. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	24’
4. Building Floor Area	
4a. Main floor area (min)	n/a
4b. Floor area per unit (min)	n/a
4c. Building footprint (ground level), including garage (max)	4,500 sf
4d. Building loft space (max)	500 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes: 1. Additional buffer yard requirements may apply.	



d. ***Article 3.4. Other Districts:*** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. ***Article 6.1. General Provisions*****:** Shall apply.

b. ***Article 6.2. Accessory Structure Standards*****:** Shall apply.

c. ***Article 6.3. Architectural Design Standards*****:** Shall apply, except as modified below:

(1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the building on the Real Estate. The final design may vary from the Illustrative Architectural Exhibit; however, the building shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit.

d. ***Article 6.4. Entrance & Driveway Standards*****:** Shall apply.

e. ***Article 6.5. Exterior Lighting Standards*****:** Shall apply.

f. ***Article 6.6. Height Standards*****:** Shall apply.

g. ***Article 6.7. Landscaping Standards*:** Shall apply. Additionally, existing saved trees shall count toward any planting requirement at a one-to-one ratio.
h. ***Article 6.8. Lot Standards*:** Shall apply.
i. ***Article 6.9. Non-Residential Open Space*:** Shall apply.
j. ***Article 6.10. Outdoor Display & Storage Standards*:** Shall apply.
k. ***Article 6.11. Parking & Loading Standards*:** Shall apply.
l. ***Article 6.12. Pedestrian Accessibility Standards*:** Shall apply.
m. ***Article 6.13. Permitted Non-residential Structure Standards*:** Shall apply.
n. ***Article 6.14. Property Identification Standards*:** Shall apply.
o. ***Article 6.15. Public Art Standards*:** Shall apply.
p. ***Article 6.16. Setback Standards*:** Shall apply.
q. ***Article 6.17. Signage Standards*:** Shall apply.
r. ***Article 6.18. Wall & Fence Standards*:** Shall apply.
s. ***Article 6.19. Water & Sewer Standards*:** Shall apply.
t. ***Article 6.20. Vision Clearance Standards*:** Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply.

a. ***Article 8.1. General Provisions*:** Shall apply.
b. ***Article 8.2. Block, Lot & Access Standards*:** Shall apply.
c. ***Article 8.3. Street & Alley Standards*:** Shall apply.
d. ***Article 8.4. Open Space, Common Area & Amenity Standards*:** Shall apply.
e. ***Article 8.5. Other Design Standards*:** Shall apply.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

11. Enforcement & Penalties

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. Additional Standards

The following additional standards shall apply:

a. The use of the Real Estate shall be limited to one tenant and shall be 100 percent owner-occupied.
b. Business hours shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday. The business shall be closed on Saturday and Sunday.

c. The building shall be limited to 4,500 square feet for the first floor building footprint, including garage. The loft space above the first floor shall be limited to 500 square feet. These limitations only include space under roof and shall not include outdoor amenity space such as patios, porches, rooftop decks, etc. that are not under roof.

d. The use of the loft space shall be limited to open conference space.

e. The building shall have a pitched roof and residential appearance.

f. The building height shall be limited to 24 feet, which is two feet less than the adjacent dental office.

g. The building shall be oriented with the front façade facing east.

h. Existing hardwood/deciduous trees on the Real Estate shall be preserved to the greatest extent possible.

i. The driveway and parking spaces shall be oriented north/south on the east side of the Real Estate, parallel with the adjacent dental office, with a right-in right-out only.

j. There shall be a maximum of 24 parking spaces.

k. The area located in between the parking lot and the building shall be green space, landscaping, rain garden, or similar.

l. Signage shall be limited to one free-standing ground or monument sign on the Real Estate. Building signs shall not be permitted.

m. Lighting in parking areas shall be minimal in order to meet minimum UDO requirements and designed/controlled to be dimmed two hours after dusk until one hour before dawn.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000

Exhibit B.2 – Concept Plan

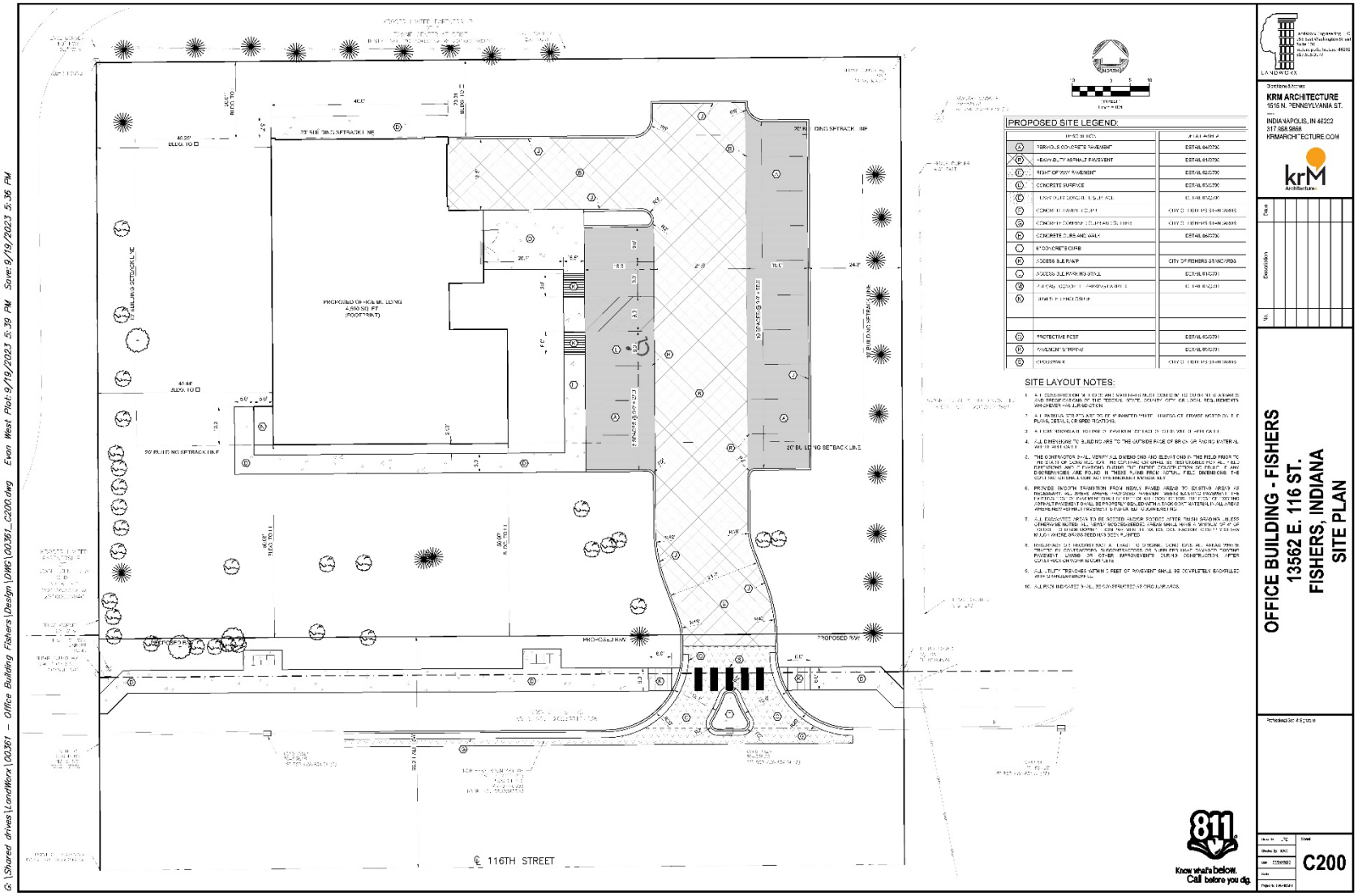


Exhibit B.2 – Concept Plan, cont.

DRIVE PLANNING
SCHEMATIC DESIGN

Exhibit B.3 – Illustrative Architectural Exhibit

Exhibit B.3 – Illustrative Architectural Exhibit, cont.

City Council Staff Report

Meeting Date: January 16, 2024

DEPARTMENT CONTACT:	**CASE NUMBER:**
Ross Hilleary (hillearyr@fishers.in.us)	RZ-23-6
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Faegre Drinker on behalf of Drive Planning	13562 E 116th Street

REQUEST: Consideration of a rezone of .88 acres from R2 Residential to PUDC for a single-tenant office building known as Drive Planning.

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
City of Fishers Unified Development Ordinance	R2, in the process of rezoning to Drive Planning PUD	Suburban Residential

Lot Size: .88 Acres

LOCATION MAP

STAFF RECOMMENDATION

☐ Favorable Recommendation ☐ Unfavorable Recommendation ☒ No Recommendation

ZONING OVERVIEW:

The property is currently zoned R2 – Residential. Faegre Drinker on behalf of Drive Planning is requesting a rezone of the property from R2 – Residential to PUDC with C1 Commercial uses permitted and other deviations from the Unified Development Ordinance.

This is the second time that Drive Planning has submitted a rezone for this property, the first rezone was withdrawn.

North: PUDC - NW Corner 116th Street and Olio Rd PUD (Retail / Grocery Store)
East: PUDC – Moore Dentistry PUD (Dental Office)
South: ER – Estate Residential and R2 Residential (Single-Family)
West: PUDC - NW Corner 116th Street and Olio Rd PUD (Stormwater)

PETITION OVERVIEW:

The current zoning of the property is R2 Residential and there is an existing vacant single-family home on the site. The petitioner is requesting a rezone to PUDC to allow for the proposed use of

an single-tenant office with C1 Commercial standards. After meeting with neighbors to discuss concerns regarding this development the petitioner has agreed to the following conditions:

- Permitted Uses same as C1 Commercial District
- Development Plan consistent with Concept Plan permitted
- Architecture substantially similar to Illustrative Architectural Exhibit
- Limited to one tenant and 100 percent owner-occupied
- 7 AM to 7 PM business hours, Monday through Friday. Closed Saturday and Sunday
- Limited to 4,500 SQFT building footprint including garage area. **Since Plan Commission on December 6, 2023 the Loft space above first floor limited to 500 SQFT**
- Loft space limited to open conference space
- Pitched roof to be residential in nature
- Height limited to 24 feet
- Existing hardwood/deciduous trees preserved to the greatest extent possible
- Parking oriented to the east of the building to mirror Moore Dentistry
- Maximum of 24 parking spaces
- Signage limited to one free-standing ground/monument sign with no building signs permitted
- Lighting in parking areas to be minimal and designed/controlled to be dimmed two hours after dusk until one hour before dawn

ADDITIONAL ITEMS FOR CONSIDERATION:

Architecture:
The building will be a mixture of masonry, metal panels, with exposed wood framing and single roof. The building will consist of a garage space for indoor/outdoor activation. The Petitioners has worked with the neighbors to the south regarding architecture including the height of 24' feet and the various materials presented.

Development Standards:
Any future development will be required to meet all development standards of the proposed Planned Unit Development or the Fishers Unified Development Ordinance if the standard is not addressed.

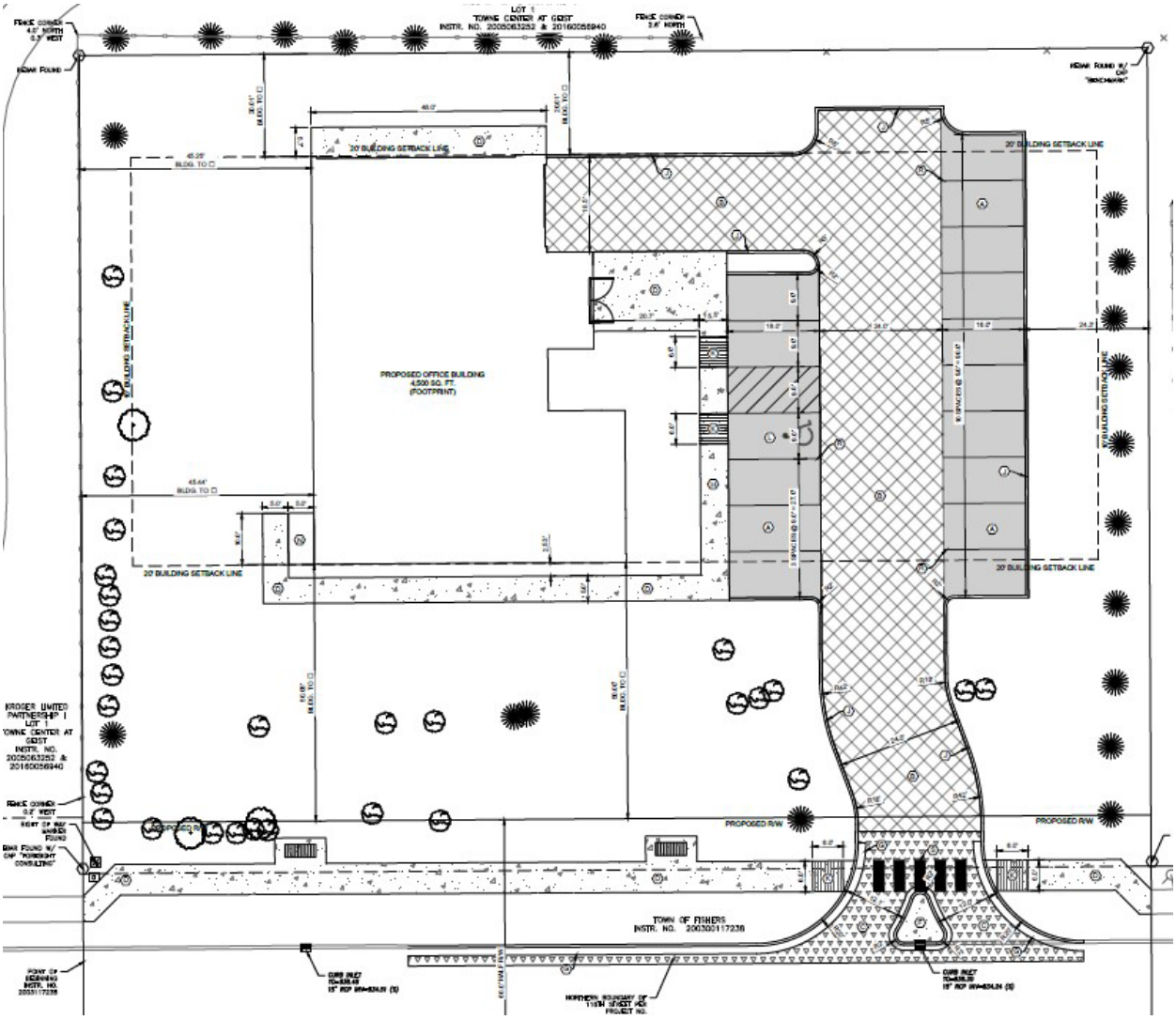
Traffic:
A full access drive would be permitted by the Engineering Department as per the Engineering Memo. The right-in, right-out shown is at the request of the neighbors and has been agreed upon by the developer.

Fishers 2040:
The Fishers 2040 plan lists the future land use as suburban residential.

South Elevation and view from the E 116th Street

East Elevation

Parking will be provided to east of the building, mirroring the neighboring Moore Dentistry. At the request of the neighbors a right-in, right-out exit has been provided.



Site Plan showing the building footprint, parking, drive, and existing trees.

SUMMARY OF NEIGHBORHOOD MEETINGS AND PUBLIC COMMENTS:

As previously stated, this property had a previous zoning rezone request. Since the beginning of the process four (4) neighborhood meetings have transpired.

Two neighborhood meetings were held on May 11, 2023 and May 25, 2023 to discuss this project with neighbors. During these meetings neighbors expressed concerns about the impact of additional commercial development in this area related to traffic and increased congestion, including comments from:

- Donna Bond - 13555 E 114th St
- Angela & Andy Mattingly - 13487 E 116th
- Jacquelyn Thompson - 13429 E 116th St
- Chris & Elizabeth Cooke - 13625 E 114th St

On August 18, 2023 an onsite meeting was held with neighbors and staff to show the footprint of the building presented in this rezone.

On November 27, 2023 a virtual neighborhood meeting was held, led by the legal counsel for Drive Planning with an overview of the site plan, architecture, conditions within the proposed rezone. The primary concern during this meeting was the 1,000 square foot loft space with a request to the developer to place restrictions on the land via the deed.

No new public comments or remonstration have been provided at the time of writing this staff report.

As a general note, this Zoning request will not dictate any deed covenants or restrictions on the land.

At the December 6, 2023 Plan Commission meeting, they sent no recommendation to City Council with a vote of four (4) in favor and three (3) opposed.

The Petitioner requested a continuation from the schedule City Council meeting on December 18, 2023.

Since Plan Commission the Loft space above first floor has been limited to 500 SQFT.

STAFF RECOMMENDATION:

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has no recommendation for City Council.

STAFF RECOMMENDATION

☐ Favorable Recommendation ☐ Unfavorable Recommendation ☒ No Recommendation

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	Consideration of a rezone of .88 acres from R2 Residential to PUD-C known as the Drive Planning PUD (RZ-23-6)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #: 112023B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☒Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	Consideration of a rezone of .88 acres from R2 to PUD-C known as the Drive Planning PUD. See Petitioner's Packet for concept plan and architectural renderings illustrating the intended development for this property. At the December 6, 2023 Plan Commission meeting, they sent no recommendation to City Council with a vote of four (4) in favor and three (3) opposed.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A

OPTIONS (Include *Deny Approval* Option)	1.	Hold First Reading
	2.	Continue
	3.	Take No Action
	4.	

PROJECT TIMELINE	November 20, 2023 - Proposed First Reading - City Council November 27, 2023 - Neighborhood Meeting via Teams December 6, 2023 - Public Hearing - Plan Commission January 16, 2024 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends City Council to hold Final Reading.
SUPPLEMENTAL INFORMATION (List all attached documents)	1.Staff Report 2. Ordinance 3. Petitioner's Packet

Form Revised: 03/20/2019

FISHERS
TRAILS & GREENWAYS REPORT

TABLE OF CONTENTS

1 INTRODUCTION

Plan Purpose 08

Benefits 10

Existing Plans 12

Plan Process 14

Plan Organization 16

2 VISION AND GOALS

Vision 20

Goals 22

3 BIKING & WALKING TODAY

Fishers Today 26

Demographics 28

Existing Facilities 34

Existing Network Analysis 42

User Types 46

Facility Comfort Analysis 48

Gap Analysis 50

Equitable Network 52

Analysis Summary 54

4 WHAT WE HEARD

Introduction 58

Community Survey 60

Project Website 63

Farmers Market 64

Open House #1 68

Open House #2 72

Key Takeaways 76

5 NETWORK FRAMEWORK

Framework Plan 81

Primary Corridors 82

Secondary Corridors 84

Low-Stress Network 86

Design Treatments 88

Facility Overview 90

6 RECOMMENDATIONS

Introduction 108

Proposed Facility Network .. 110

Comfort Analysis Prop 112

Recommended Projects 114

Policy & Programs 132

7 IMPLEMENTATION

Action Plan 142

Prioritization & Plan Goals ... 144

Priority Action Plan 146

Funding Opportunities 148

Project Funding

This project was funded in part by the Indianapolis Metropolitan Planning Organization.

Title VI Statement

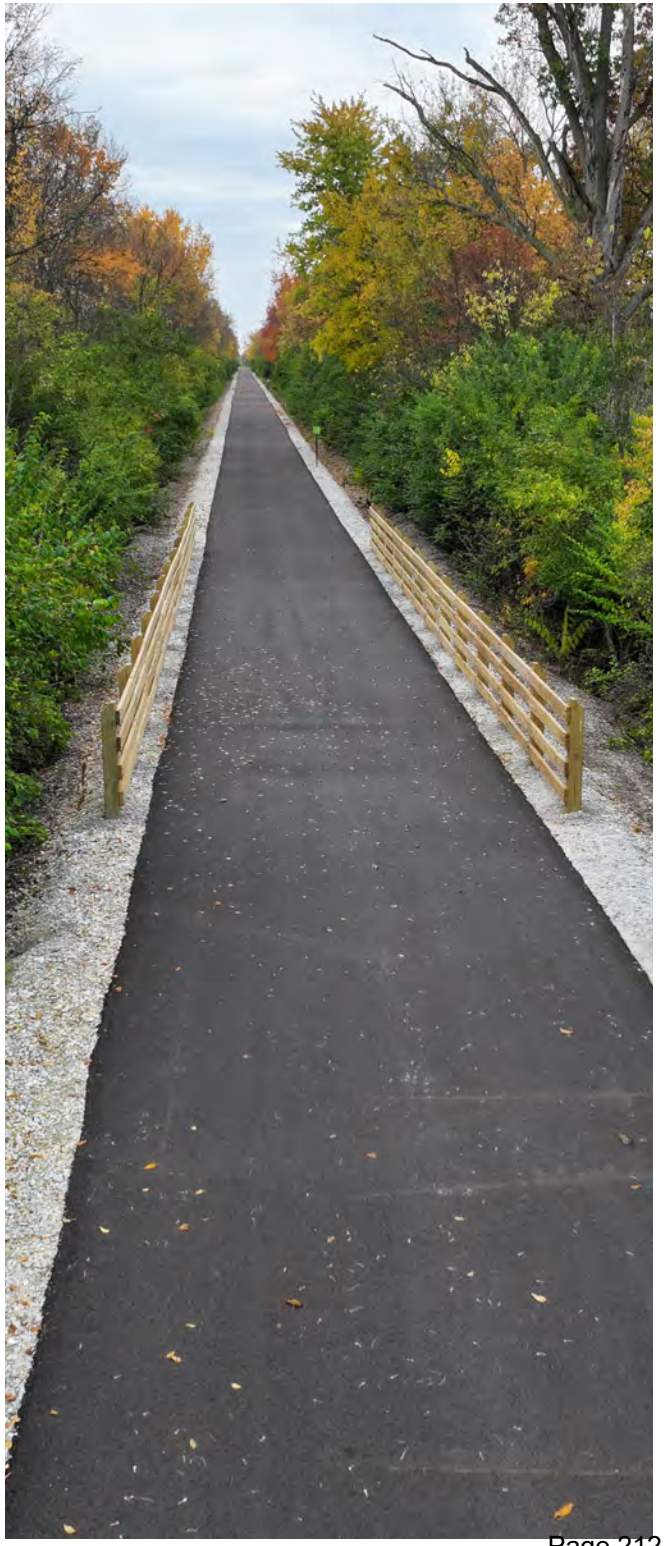
The Indianapolis Metropolitan Planning Organization (IMPO) values each individual's civil rights and wishes to provide equal opportunity and equitable service. As a recipient of federal funds, the IMPO conforms to Title VI of the Civil Rights Act of 1964 (Title VI) and all related statutes, regulations, and directives, which provide that no person shall be excluded from participation in, denied benefits of, or subjected to discrimination under any program or activity receiving federal financial assistance from the IMPO on the grounds of race, color, age, sex, sexual orientation, gender identity, disability, national origin, religion, income status or limited English proficiency. The IMPO further assures every effort will be made to ensure nondiscrimination in all of its programs and activities, regardless of whether those programs and activities are federally funded. For any and all inquiries regarding the application of this accessibility statement and related policies, please view the IMPO Title VI page, indympo.org/policies.

Language Access

If information is needed in another language, contact 317-327-5136. Si se necesita información en otro idioma, comuníquese con 317-327-5136.

INDOT/FHWA

This plan was prepared in cooperation with the State of Indiana, the Indiana Department of Transportation, and the Federal Highway Administration. This financial assistance notwithstanding, the contents of this document do not necessarily reflect the official view or policies of the funding agencies.



Acknowledgments

We would like to acknowledge and thank the many individuals from the Fishers community who helped develop this plan:

City of Fishers
3 Municipal Drive
Fishers, IN 46038
317.595.3111

Office of the Mayor
Scott Fadness, Mayor
Elliott Hultgren, Deputy Mayor

City Council
John Weingardt, President
Cecilia Coble, Vice President
Brad DeReamer
David Giffel
Crystal Neumann
Pete Peterson
Selina Stoller
Jocelyn Vare
Todd Zimmerman

Plan Prepared By:
Rundell Ernstberger Associates, Inc.

Steering Committee
Eric Steiner, Assistant Director, Public Works Dept.
Joshua Robinson, Assistant Director, Public Health Dept.
Samantha Wisecup, Community Outreach Manager
Megan Vukusich, Former Planning & Zoning Director
Tyler Folk, Planning and Zoning Dept.
Marissa Deckert, Director, Parks and Recreation Dept.
Ross Hilleary, Director, Planning & Zoning Dept.

Department of Planning and Zoning
Ross Hilleary, Director, Planning & Zoning Dept.
Bre King, Senior Planner
Christy Cashin, Senior Planner
Gabrielle Herin, Senior Planner

Chapter 1 - Introduction

Plan Purpose

The Fishers Trails & Greenways Report represents a visionary roadmap for the development and enhancement of bicycle and pedestrian infrastructure. This plan is centered on the creation of safe, accessible, and comfortable facilities for cyclists and pedestrians with a focus on developing the network over the next five to ten years. The proposed recommendations aim to address the evolving needs of the community while fostering active transportation alternatives, promoting healthier lifestyles, and creating more connected living spaces.

In order to emphasize a safe, walkable, and bike-friendly community, the City of Fishers has developed this plan to prioritize a connected network of facilities that meet the needs of the most vulnerable users or those who are less comfortable with their own skills on a bicycle. Creating a network of bicycle and pedestrian facilities that prioritize the needs of the most vulnerable users is crucial for encouraging more bicycle and pedestrian use and will result in a network of bicycle and pedestrian facilities that are safe, comfortable, accessible, and inclusive for everyone in the community. This approach is different from a network that is focused on creating connections that aren't specific to these users and includes more of a focus on off-road facilities.

As a growing community within the Indianapolis Metropolitan Area, many people are relocating to Fishers because of the amenities like the city's trails and greenways. Proof of the city's recognition of the importance of continuing the development of the trails network can be seen with the city's recent development of the Nickel Plate Trail and Geist Greenway.

The Fishers Trails & Greenways Report recommendations focus on trail routes that create continuous connections across the city, complete gaps in the existing network, and incorporate safety features along the routes. This plan is to be used as a guide for city officials to best prioritize investments in trails.

Cyclists on Nickel Plate Trail

Trail Adjacent to Allisonville Road

Benefits of A Connected Network

Transportation

Active transportation options like biking and walking promote physical activity, leading to improve public health. More cyclistss and pedestrians using these networks for transportation can mean fewer cars on the road leading to a reduction in air pollution. Fewer cars on the road can also mean less wear and tear on roadways leading to cost savings. Well-designed bike and pedestrian infrastructure can enhance safety for all road users.

Health

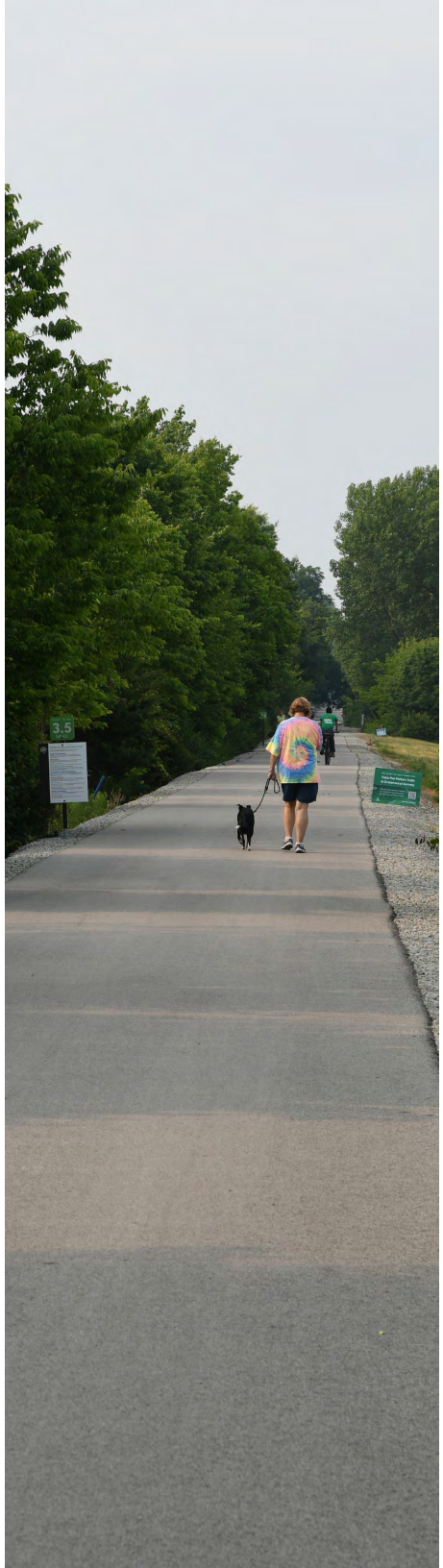
Improving the health of residents is vital to the vibrancy of a community. According to Altarum Health, a nonprofit that helps federal and state agencies improve health equity, one in three adults in Indiana are obese. Biking and walking can be convenient and easy ways to increase physical activity which can lead to less obesity in a community.

Social Equity

Providing connected and convenient bike and pedestrian facilities can create a viable alternative to car travel and reduce dependence on personal vehicles which can be a financial burden for many. Connected networks can also create equitable access to educational institutions, job opportunities, and community services. Providing these connections can be especially important for those who may face challenges in accessing traditional transportation systems.

Safety

Traffic fatality rates are significantly lower In areas that are more bikeable and walkable. In recent years, many cities and towns have increased their focus on developing more, and higher quality, bike and pedestrian facilities when improving roadways. This shift in focus from solely examining vehicular traffic to a more holistic and people-centered approach can create safer spaces for everyone in and out of vehicles.



Community

A high quality of life standard is integral to community well-being as well as vital for attracting new businesses. Trails and greenways allow people to safely walk and bike around their community, encouraging the habit, creating stronger interpersonal relationships, strengthening community loyalty, and increasing livability. When walking and biking, individuals are more likely to engage with their neighbors and local businesses which can strengthen community bonds.

Economic

Multi-modal transportation systems, or just generally walkable communities, lead to higher property values, increased community aesthetics, and create incentives for businesses to locate there. According to a 2019 report on the impacts of walkability on economics, metro areas that are pedestrian friendly have a 52% higher GDP than the lower ranked metro areas. In addition, businesses located in communities with connected networks may see increased foot-traffic, leading to economic growth.

Environmental

The development and promotion of bike and pedestrian networks offer several environmental benefits which contribute to sustainability and a reduction in the environmental impact of transportation. Benefits can include reduced greenhouse gas emissions, air quality improvement, reduced traffic congestion, and preservation of green spaces. Promoting biking and walking as viable transportation options encourages a shift towards more sustainable and environmentally friendly lifestyles.

Existing Fishers Plans

The Fishers Trails & Greenways Report incorporated recommendations from the city's existing plans and reports. A select example of these plans, and the applicable recommendations are summarized below.

Fishers 2040 Comprehensive Plan Goals

The Bicycle and Pedestrian Master Plan is a standalone document but is adopted as a part of the Comprehensive Plan. One of the goals of the Bicycle and Pedestrian Master Plan and the Thoroughfare Plan was to incorporate a multi-modal approach for developing roadways. This means including bicycle and pedestrian facilities along with any roadway improvement projects. Creating a multi-modal network will create a balanced transportation network.

Another goal of these standalone plans was to focus on creating key east/west and north/south primary corridors for pedestrian travel. The Bicycle and Pedestrian Master Plan includes a focus on key areas to create a sense of place and encourage bicycle and pedestrian use.

Allisonville Road Corridor Study

The Allisonville Road Corridor study includes a few key goals aimed at improving connectivity along the corridor. Goals include:

- Improve pedestrian and bicycle connectivity between the Allisonville Road corridor, nearby neighborhoods, and destinations.
- Enhance corridor aesthetics both within the public right-of-way and on adjacent development sites.
- Ensure surrounding neighborhoods remain attractive and desirable locations for both long-term and new residents of Fishers.
- The corridor study includes potential routes for bike and pedestrian travel in and around the Allisonville Corridor for those visiting establishments within the corridor.

Existing and In-Progress Trail Plans

- Geist Greenway Trail - The Geist Greenway Trail is on the east side of the city and will follow the Duke Energy transmission line easement from 96th Street to 131st Street. The greenway will measure approximately five miles.
- White River Greenway North Extension - The City of Carmel will extend the White River Greenway, including a bridge over the White River, which will connect Carmel and Fishers. The project is expected to be complete by the end of 2024.
- Nickel Plate Trail South Extension - The Nickel Plate Trail was being constructed from 106th Street to 96th Street during this planning process. The trail was opened to the public in the fall of 2023.

Nickel Plate District Code

The Nickel Plate District Code serves as the downtown master plan for the City of Fishers. The plan includes redevelopment, thoroughfare, and bicycle and pedestrian recommendations for the district. The downtown plan was developed to create a walkable, connected, and vibrant city center where people will want to live and work. Facilities for cyclists and pedestrians were developed along with facilities for automobiles creating a unique city center for Fishers. In addition, the land use and development within the district has led to an area of the city that is dominated by pedestrians and less so by personal vehicles.

White River Vision Plan

The White River Vision Plan was completed in the Summer of 2019. The plan includes Hamilton and Marion Counties. The plan was developed as a framework for the vision of what the White River Corridor could be and was not prepared as a master plan. Key outcomes of the plan that pertain to biking and walking include:

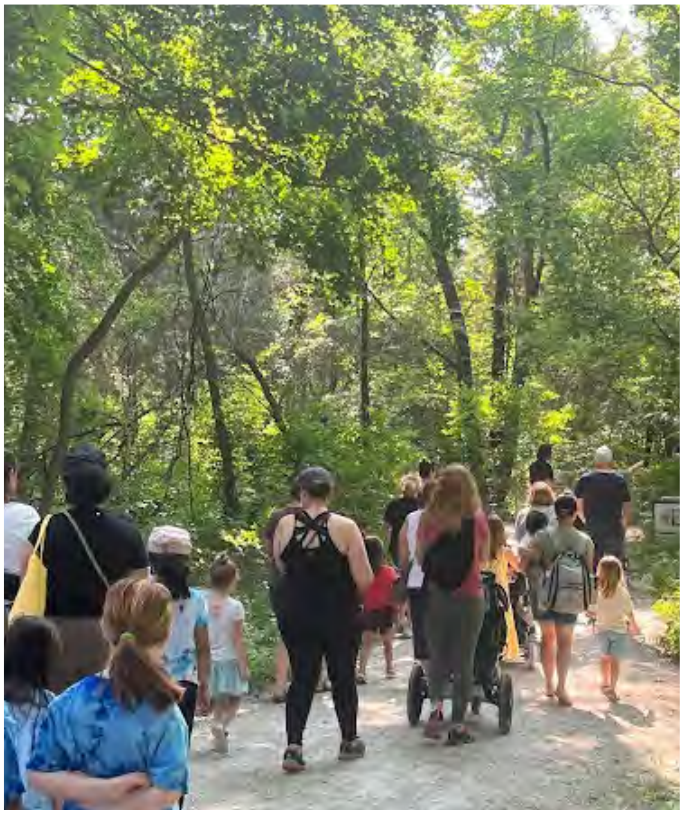
- Ensure the river, public spaces along it, and connections to it are safe and welcoming for everyone.
- Maximize multimodal connections, on the river and along streets, trails, and greenways – both locally and regionally.
- Increase and ensure that all residents have the means to access the river and its destinations.
- Preserve access to affordable, safe, and diverse neighborhoods.

Planning Process

The planning process for the Fishers Trails & Greenways Report included a four-phase process including involvement of the Steering Committee at key points throughout the process. The planning process began in May of 2023 and was complete by the end of 2023.

In addition to the steering committee there was a variety of public input opportunities including in-person and digital meetings. Public engagement is detailed in Chapter 4.

Public Open House



The first phase of the project included gathering existing conditions and perceptions of the trails and greenways network in Fishers. This included gathering of data, existing conditions survey and analysis, risk assessment/ crash data analysis, and needs analysis.

The second phase for the report centered around public engagement and continued throughout the project. Many strategies were used to gather input throughout the process and to give residents multiple opportunities to share their thoughts and ideas. The project website was updated throughout the project and served as the host site for project updates and input opportunities.

The third phase in the process included development of draft recommendations for potential priority projects for the report. The steering committee and public were asked to provide input on the recommendations which led to revisions for the draft plan.

The final phase in the process included development of this report and includes a summary of the process, discovery phase, public engagement and input, and draft recommendations including a priority action plan.

FISHERS
NICKEL PLATE TRAIL

Plan Organization

The Fishers Trails & Greenways Report is organized around key phases of the planning process and includes key takeaways from each phase. The report illustrates the steps of the planning process that led to the proposed recommendations and priority projects.

Chapter One
INTRODUCTION

Chapter one introduces the purpose of the plan and plan organization.

Chapter Two
VISION & GOALS

Chapter two outlines the vision and goals for improving the existing network of bike and pedestrian facilities.

Chapter Three
BIKING & WALKING TODAY

Chapter three includes an inventory of existing conditions and analysis of community needs.

Chapter Four
WHAT WE HEARD

Chapter four summarizes public engagement and the input gathered from community input events, surveys, and open houses.

Chapter Five
NETWORK FRAMEWORK

Chapter five illustrates the framework for the network and includes identification of primary and secondary corridors for bicycle and pedestrian facilities.

Chapter Six
RECOMMENDATIONS

Chapter six includes the proposed recommendations for the trails network. Recommendations include projects, programs, and policy changes.

Chapter Seven
IMPLEMENTATION

Chapter seven provides the implementation strategy including potential project costs and prioritization.

Chapter 2 -
Vision and Goals

Introduction

The Fishers Trails & Greenways Report will build upon and continue the vision created as a part of the Fishers Bicycle and Pedestrian Master Plan. As the most current document guiding the city's decisions regarding bicycle and pedestrian facilities, the Trails & Greenways Report serves as a more focused guide for trail and pathway projects for the city over the next five to ten years. Goals and objectives were developed for the Fishers Trails & Greenways Report that are unique for this planning process while complimenting the vision and goals from the previous master plan.

The goals and objectives for the Fishers Trails & Greenways Report are shown on the following pages. The goals and objectives for the study provide a framework for measuring progress and help guide the prioritization of projects to achieve the vision for biking and walking in Fishers.

Vision

Fishers will sustain and enhance its bicycle and pedestrian network to accommodate users of all ages and abilities. The system will build upon the existing network of paths, sidewalks, and bike lanes to connect citizens to key destinations, such as schools, parks, commercial and employment centers, and regional destinations with an emphasis on facilities that meet the needs of the most vulnerable users. The City will support bicycle and pedestrian infrastructure improvements that are based on national best practices, and will support education initiatives that promote safe practices for cyclists, pedestrians, and drivers alike. Fishers will also promote active transportation by partnering with community and neighborhood organizations to foster a culture that welcomes bicycling and walking for both recreation and transportation options.

Nickel Plate Trail at 106th Street

Goals & Objectives

Goal 1 - Create primary pedestrian thoroughfares to connect the city.

1.1 - Create connected and convenient corridors for walking and biking throughout the city to encourage more trips by bicycle or by walking and fewer trips by automobile.

1.2 - Establish pedestrian corridors that connect key districts, such as residential areas, commercial centers, recreational spaces, and event centers.

1.3 - Develop corridors with safety in mind, including proper lighting and visibility, to create a safe environment for pedestrians.

1.4 - Incorporate public spaces along pedestrian corridors such as plazas, seating, and natural areas.

1.5 - Ensure that pedestrian facilities along these corridors are accessible to people of all ages and abilities.

1.6 - Provide wayfinding and signage to direct out-of-town visitors to the primary corridors and key destinations.

Goal 2 - Complete gaps in the existing network.

2.1 - Connect gaps in the existing bicycle and pedestrian network to reduce frustration of residents who can't reach destinations without rerouting or utilizing the adjacent roadways.

2.2 - Actively work with the county in unincorporated areas of the city to complete gaps in the network.

2.3 - Coordinate with developers when new developments occur to create trails and pathways which connect with the existing network.

2.4 - Focus on closing gaps in areas with safety concerns or limited accessibility.

2.5 - Use the latest analysis and evaluation techniques to identify gaps that will have the biggest effect on creating connections for the community.

Goal 3 - Connect existing greenways with residential areas, employment centers, parks, and public spaces.

3.1 - Create connected networks of trails and paths to ensure that people can easily and safely navigate the city without relying solely on motorized vehicles.

3.2 - Improve accessibility for residents and workers by establishing direct and convenient connections between greenways and residential areas, employment centers, and key destinations.

3.3 - Develop a network of interconnected green spaces, including parks and public areas, linked by greenways to enhance recreational opportunities.

3.4 - Enhance economic development by linking commercial areas, promoting local businesses, and creating pedestrian-friendly districts.

3.5 - Protect and preserve natural habitats along greenway corridors by incorporating sustainable design principles.

Goal 4 - Develop safe roadway crossings to create a more inviting and comfortable network of facilities.

4.1 - Utilize lighting, signals, crosswalks, and traffic calming measures to reduce the risk of accidents and injuries at intersections.

4.2 - Identify and eliminate physical barriers such as busy roads or unsafe crossings that impede the continuity of the bike and pedestrian network.

4.3 - Implement pedestrian hybrid beacons at key crossings to provide a controlled signal for pedestrians and cyclists.

4.4 - Construct raised crosswalks at key crossings to create traffic calming and increase the visibility of pedestrians and cyclists as they cross.

4.5 - Implement educational campaigns to inform pedestrians, cyclists, and motorists about safe crossing practices.

4.6 - Provide adequate signage and marking to indicate the presence of pedestrian and cyclists crossings.

Goal 5 - Create a network of facilities that meets the needs of the city's most cautious and vulnerable users.

5.1 - Develop a network of facilities that will be utilized by families and beginner cyclists to create a comfortable and connected system of trails.

5.2 - Identify and prioritize areas of the city that have limited access to trails and pathways and a higher dependence on alternative modes of travel to create an equitable network.

5.3 - Integrate landscape buffers between bike and pedestrian facilities and adjacent roadways to increase comfort of these facilities.

5.4 - Integrate traffic calming measures, such as speed humps or chicanes, leading to and within crossing zones to slow down vehicle speeds.

Goal 6 - Identify priority projects for the next 5-10 years to create the best connections for the city.

6.1 -Close gaps that facilitate connectivity between users and destinations and connect users to public transportation options.

6.2 - Engage with the community to ensure that the decision-making process aligns with the needs and preferences of residents.

6.3 - Develop a system for regular evaluation and monitoring of completed projects to assess their effectiveness and evaluate new challenges.

6.4 - Create flexible guidelines for unforeseen opportunities to develop the bike and pedestrian network such as grants or donations.

FISH

Chapter 3 - Biking & Walking Today

Fishers Today

With the opening of the Nickel Plate Trail in the spring of 2022, Fishers has shown its commitment to high quality bicycle and pedestrian facilities. The opening of this trail has spurred development as well as increased the number of cyclists and pedestrians in the city.

Fishers has several trails and shared use pathways throughout the city to help connect its residents with parks and amenities. However, there are still gaps in the network creating barriers for residents traveling by bike or foot. There are also areas of the city, specifically the east side, which do not have as many pathway connections. Other challenges that the city has been actively working to improve include stressful roadway intersections and crossings for cyclists and pedestrians.

Fishers leads many communities in the amount and quality of trails and greenways that have already been built in the community. But, the city understands residents are still asking for more bicycle and pedestrian facilities. This chapter provides a snapshot in time of the current conditions of biking and walking in Fishers so the city can identify where improvements are needed and what projects should be considered priorities over the next five to ten years.

Fishers Farmers Market at Nickel Plate Amphitheater

Concert at Nickel Plate Amphitheater

MANCHESTER
ORCHESTRA

Demographic Analysis

Fishers has experienced significant growth over the past few decades and has a diverse age distribution, with a mix of young families, professionals, and retirees. The city's schools, parks, and recreational facilities contribute to the attractiveness of the city for families.

Fishers is often recognized for its high quality of life, including well-maintained parks, recreational facilities, and a sense of community. The city's commitment to the development of trails and pathways has contributed to its positive reputation.

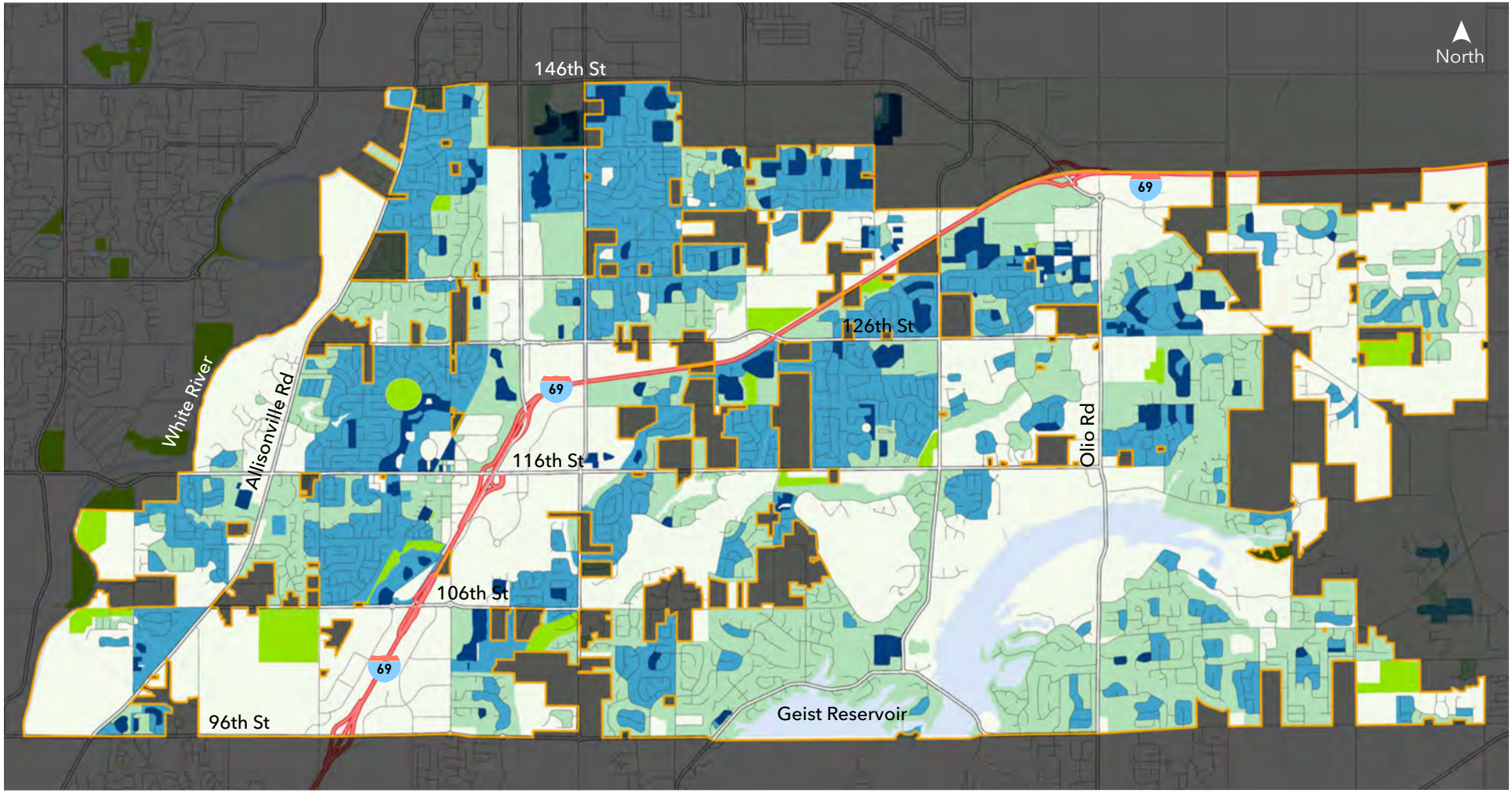
Nickel Plate Amphitheater

Fishers Population & Density

The city of Fishers grew 5.28% from 2020 to 2023 to a current population of over 102,000 residents, according to the U.S. Census Bureau. The city is known for having a relatively affluent community with household incomes often above the national averages. The city attracts professionals working in a variety of industries. The city has a well-educated population, with a higher percentage of residents holding college degrees compared to national averages. Fishers has a strong local economy with employment opportunities in various sectors. The city has seen growth in technology, healthcare, and other industries, contributing to its economic vibrancy.

The city's population density is shown on the adjacent page with the densest areas indicated with a darker blue color. The city has seen increased development and growth over the last ten years and has pockets of high density spread across the city. The east side of the city is less dense but has seen a rapid increase in development of single-family neighborhoods.

Population Density Map



Legend

- Municipal Boundaries
- Interstate
- Major Streets
- Local Streets
- Water Bodies
- Parks

Population Density - Person per Acre

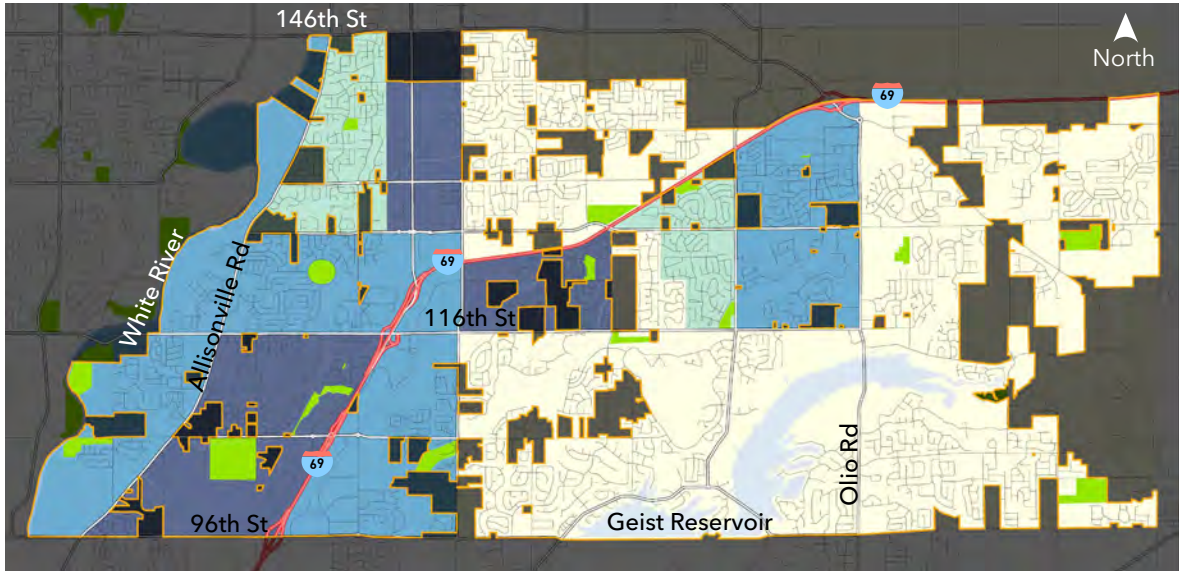
- Less Than 3
- 3-6
- 6-12
- More than 12

Vehicular Dependency & Population Age

Like many cities and towns in the state of Indiana, the City of Fishers is largely car dependent and dominated by infrastructure for the automobile. The adjacent maps show the density of households without any vehicles or with just a single vehicle. Households in the darkest blue include 40-50% of households with a single vehicle. The average household size for Fishers in July 2022 is 2.79 people, according to the U.S. Census Bureau's 2022 estimate. The number of households who don't own a car drops significantly as shown in the bottom figure to the right. The darker colors on this map indicate that 3-6% of households in these areas do not own a car.

Many of the areas with the highest occurrence of households without a car are located closer to retail, medical, and recreational areas. These areas are also better connected with trails and pathways. Gaps in the existing network of bicycle and pedestrian facilities may need to be prioritized to create connections for those traveling by means other than a personal vehicle.

Households with One or no Vehicles



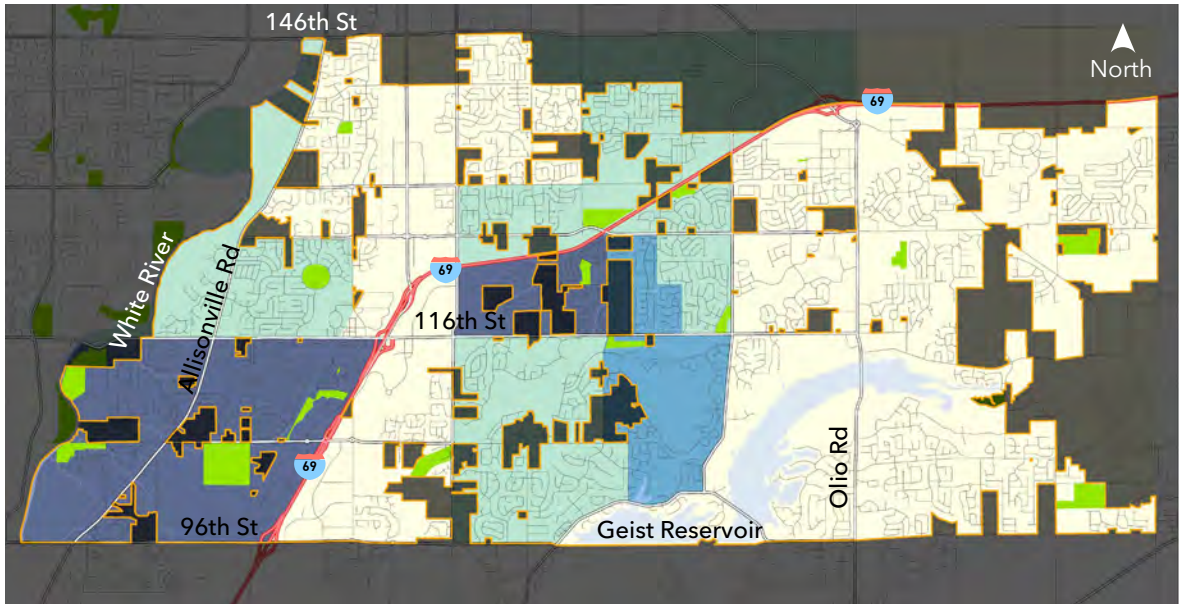
Legend

- Municipal Boundaries
- Interstate
- Major Streets
- Local Streets
- Water Bodies
- Parks

Households with One or no Vehicles

- Less Than 20%
- 20-30%
- 30-40%
- 40 up to 50%

Households with No Vehicles



Legend

- Municipal Boundaries
- Interstate
- Major Streets
- Local Streets
- Water Bodies
- Parks

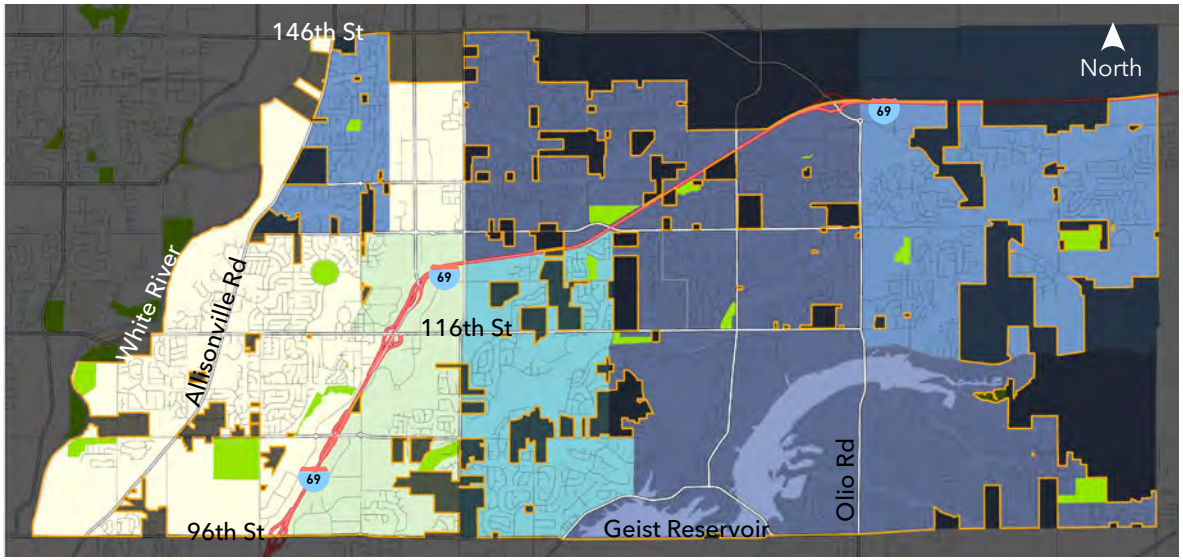
Households with No Vehicles

- Less Than 1%
- 1-2%
- 2-3%
- 3 up to 6%

The highest percentage of households with children under the age of 18 are located towards the middle and east side of the city. Approximately 48-57% of households shown in the darker blue have children under the age of 18. This reflects the number of families with children located in the city and emphasizes the importance of providing bicycle and pedestrian facilities that are comfortable and safe for families. When facilities are created that are comfortable for parents to ride bikes with their children, communities will see drastic increases in the number of cyclists.

The lower map to the right illustrates the population over 65 years old. The highest densities of people over 65 are located on the far west side and the far east side of the city. The percentage of residents who are over 65 in these areas is 14-21%. More retirees fall into this demographic and may represent adults with more leisure time. This information may impact prioritization of certain facilities if there is a higher number of users on trails and pathways. Recreational facilities or bike and pedestrian facilities that connect with recreational areas may also be prioritized in these areas of the city.

Households with Children Under 18 Years Old



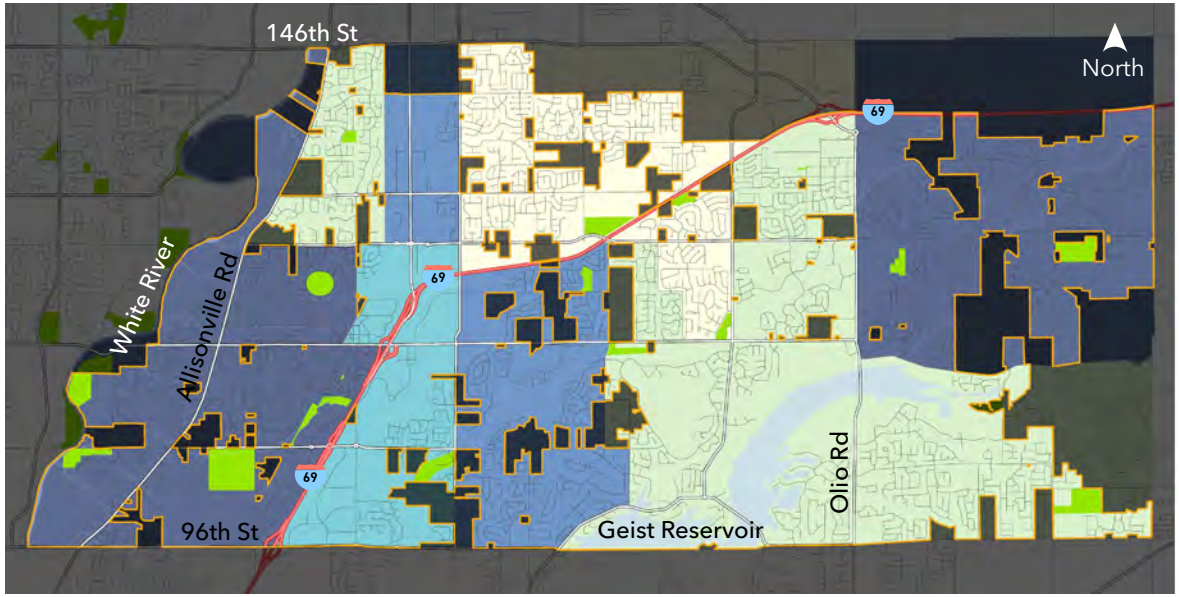
Legend

- Municipal Boundaries
- Interstate
- Major Streets
- Local Streets
- Water Bodies
- Parks

Households with Children under 18 Years Old

- Less Than 30%
- 30-36%
- 42-48%
- 48 up to 57%

Population Over 65 Years Old



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- Municipal Boundaries
- Interstate
- Major Streets
- Local Streets
- Water Bodies
- Parks

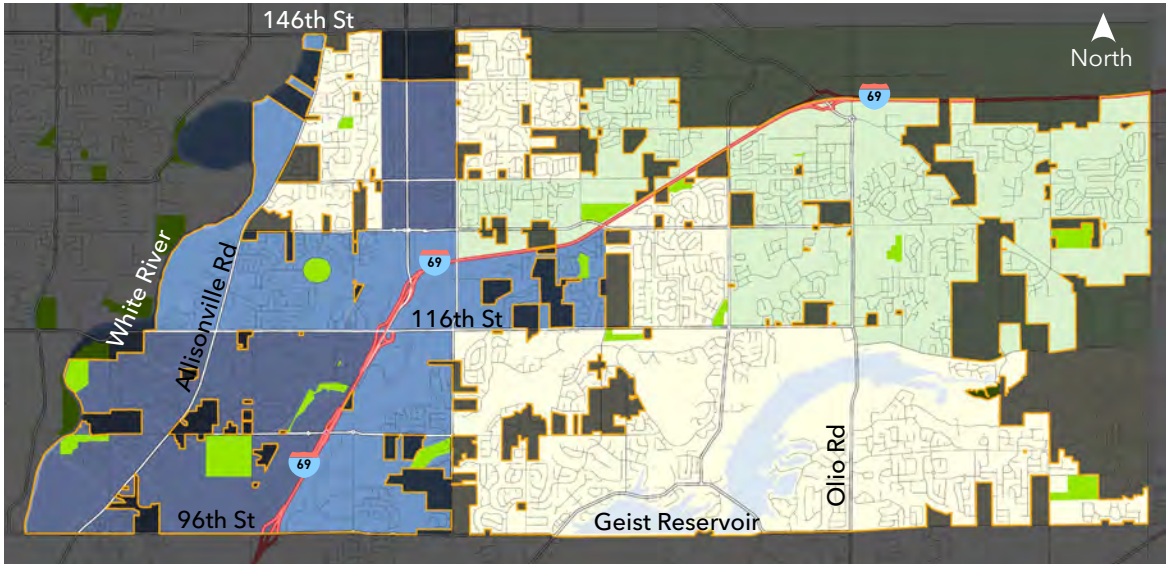
Population Over 65 Years Old

- Less Than 8%
- 8-10%
- 10-12%
- 12-14%
- 14 up to 21%

Households living alone are approximately 34-41% of households shown in the darker blue color. The area south of 116th Street and west of Interstate 69 corresponds with a higher percentage of residents who do not own a vehicle. Anecdotally, several residents stated that they have intentionally chosen to live without a vehicle and the number of connected trails and pathways in Fishers led to them either making this decision or deciding to move to the area.

According to the U.S. Census, the City of Fishers has a poverty rate of 2.8% which is significantly lower than the State's poverty rate of 12.6%. The highest number of households living in poverty are located in the same area as the area with the highest number of households without cars, the highest percentage of households with residents over 65 years old and the highest percentage of single-family households. Considering all of these factors may place a heavier emphasis on ensuring that the bicycle and pedestrian facilities within this area are connected, comfortable, efficient, and safe.

Households with Single Occupant



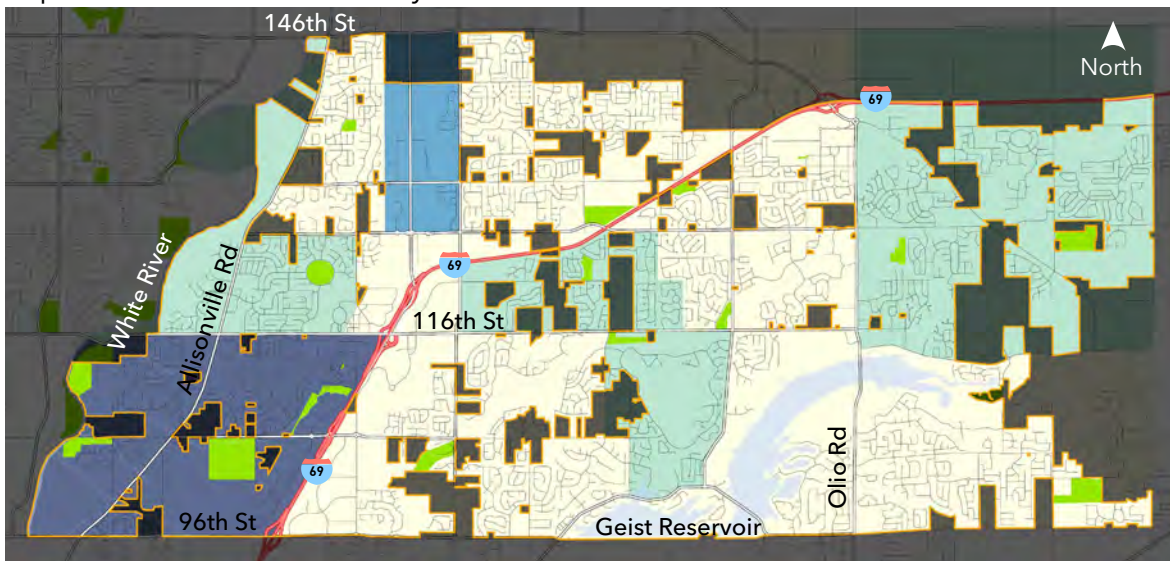
Legend

Municipal Boundaries
Interstate
Major Streets
Local Streets
Water Bodies
Parks

Households with Single Occupant

Less Than 16%
16-22%
22-28%
28-34%
34 up to 41%

Population Below the Poverty Level



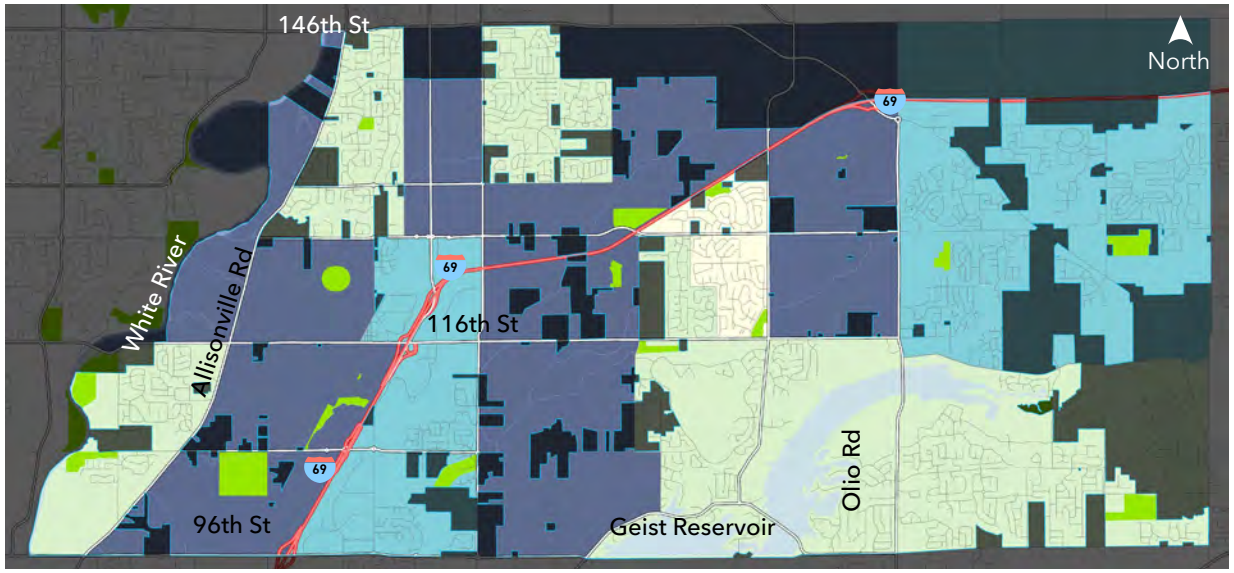
Legend

Municipal Boundaries
Interstate
Major Streets
Local Streets
Water Bodies
Parks

Population Below the Poverty Level

Less Than 3%
3-5%
5-8%
8 up to 11%

Population with a Disability



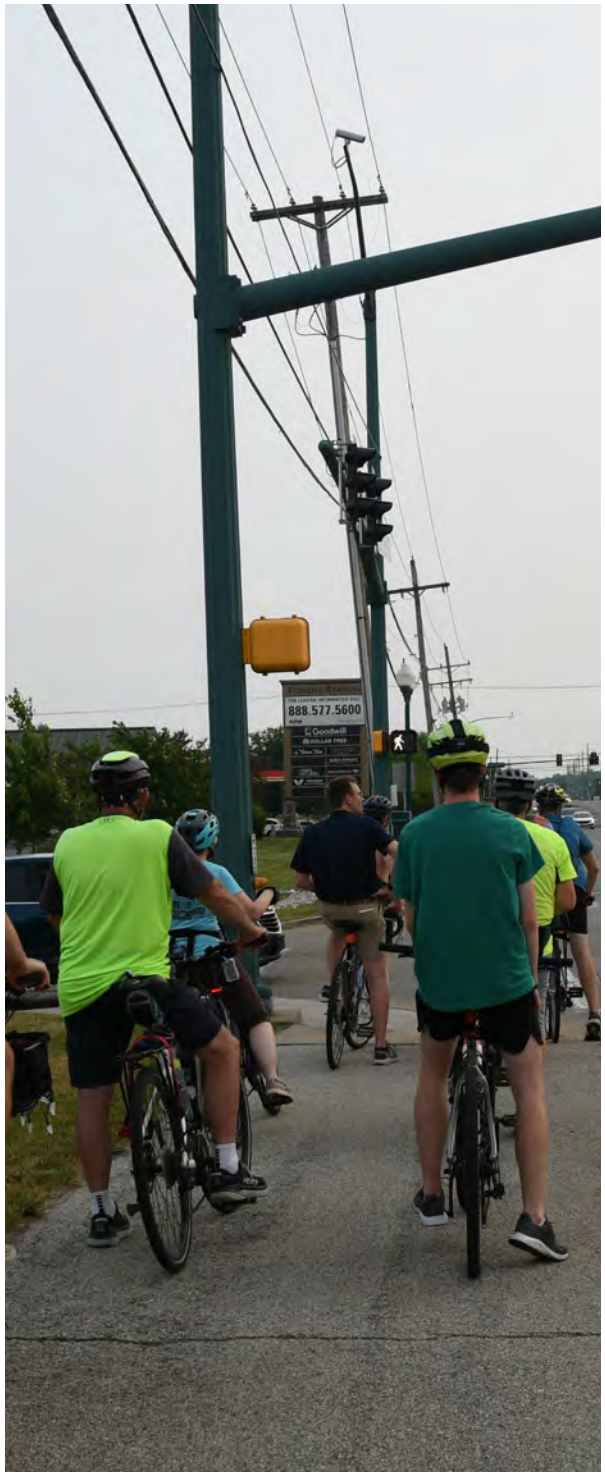
Legend

- Municipal Boundaries
- Interstate
- Major Streets
- Local Streets
- Water Bodies
- Parks

Fishers Population with a Disability

- Less Than 5%
- 5-6%
- 6-7%
- 7-8%
- 8 up to 10%

Areas shown on the above map with the darker blue color include 8-10% of the population who have a disability according to the U.S. Census Bureau. A large portion of the city is covered with the darker blue. Providing facilities that include measures to accommodate residents with disabilities is important in all areas of the city but especially in areas where residents with disabilities have been identified. Providing connected and continuous accessible routes from neighborhoods to parks and destinations is especially important for these areas.



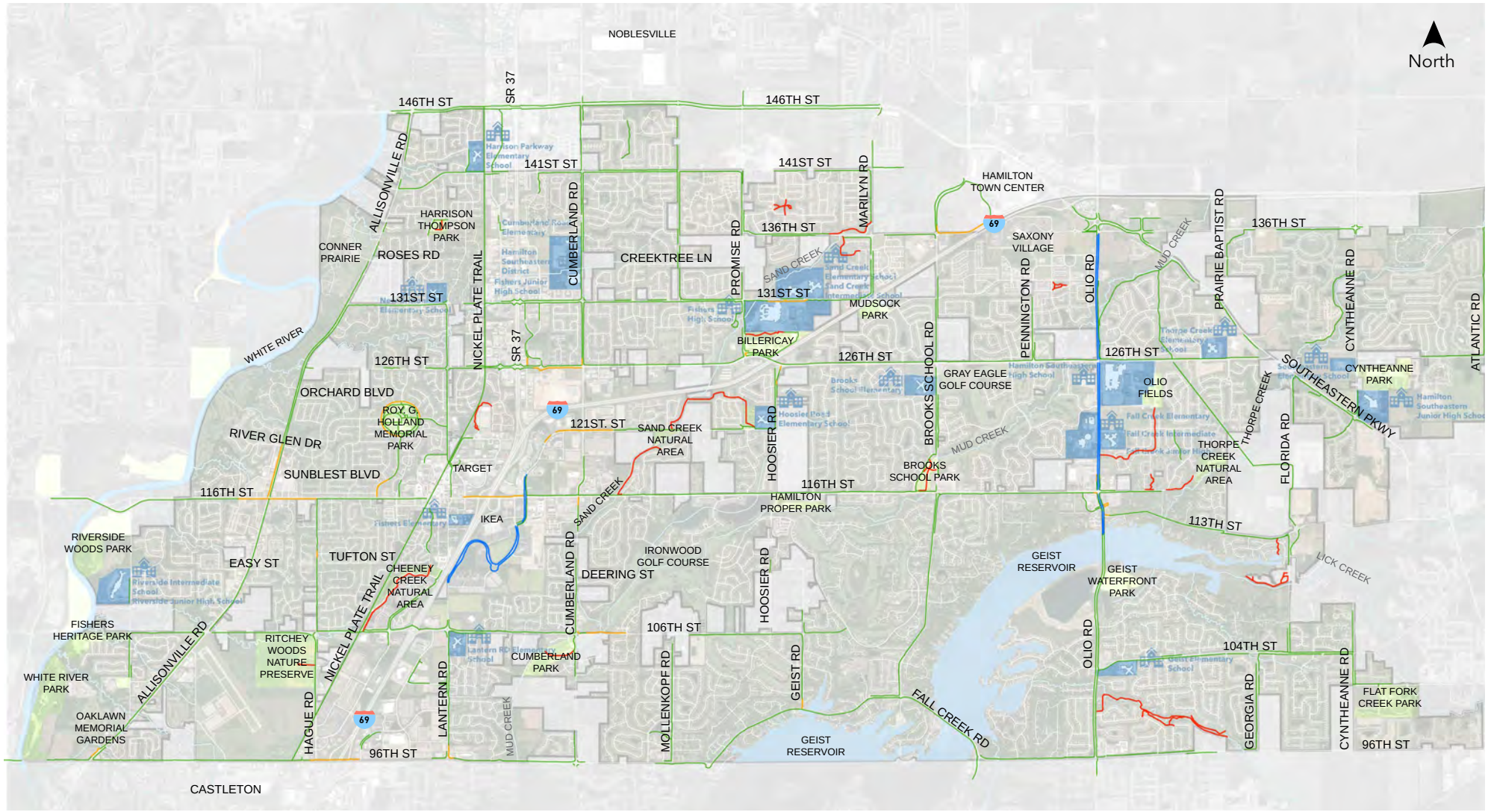
Existing Facilities

The Geist Greenway, shown in the adjacent picture, is one of the City's most recent trail projects and provides a major north/south connection for the City's eastern areas. The recent completion of the Nickel Plate Trail from 96th Street to 146th Street is another primary north/south corridor. With these corridors complete, the focus has been placed on completing primary east/west corridors.

The following pages illustrate the progress that has been made by the city with bicycle and pedestrian facilities and the city's commitment to expanding the network. Existing bicycle and pedestrian facilities for the city include an extensive sidewalk network, bike lanes, shared-use paths, greenways, and trails through parks.

While the city has made great strides towards providing primary corridors for cyclists and pedestrians to reach destinations, one of the biggest challenges for the city remains the small gaps in these corridors. Existing trail gaps are often found along properties in unincorporated areas of the city. While these parcels are more challenging to approach for construction of trails, gaps have become one of the most important challenges for the city to solve to be able to provide a connected and complete network.

Existing Facilities



Legend

- SCHOOLS
- PARKS
- EXISTING SHARED USE PATH
- EXISTING BIKE LANE
- EXISTING TRAIL/PATH
- EXISTING SIDEWALK

Existing bicycle and pedestrian facilities were mapped and evaluated as a part of the planning process. Existing facilities were assessed for location, type of facility, condition, safety, accessibility, connectivity, and infrastructure design related to current standards for each facility type. The majority of facilities for cyclists and pedestrians in Fishers are off-road facilities. These facilities typically accommodate a wide range of user types from cyclists who ride with cars to those who will only ride when separate from cars.

Off-road facilities include a combination of shared use paths adjacent to the roadway, shared-use paths with a buffer (lawn or vertical barrier), greenways, trails in parks, and sidewalks. The width of these facilities varies from 4' wide to 12' wide.

There are few on-road facilities in Fishers. The on-road facilities that are found are a mix of bike lane and shared lane roadways (bikes and cars share the lane). Shared lane roadways are comfortable for most riders when located on lightly traveled, and lower speed limit roadways. Bike lanes, like those found on Olio Road, tend to only accommodate a rider who is more comfortable with being in the road with vehicles.

The map on page 36 shows the number of facilities and the different types found in the city. While there are over 125 miles of shared-use paths and trails in the City of Fishers, the map shows that there are still areas of the city that lack facilities. Some of the areas, like those that are covered by local neighborhood roads, might not need a separate facility from the road. The overall network needs to be evaluated to ensure projects are leading to a complete network.

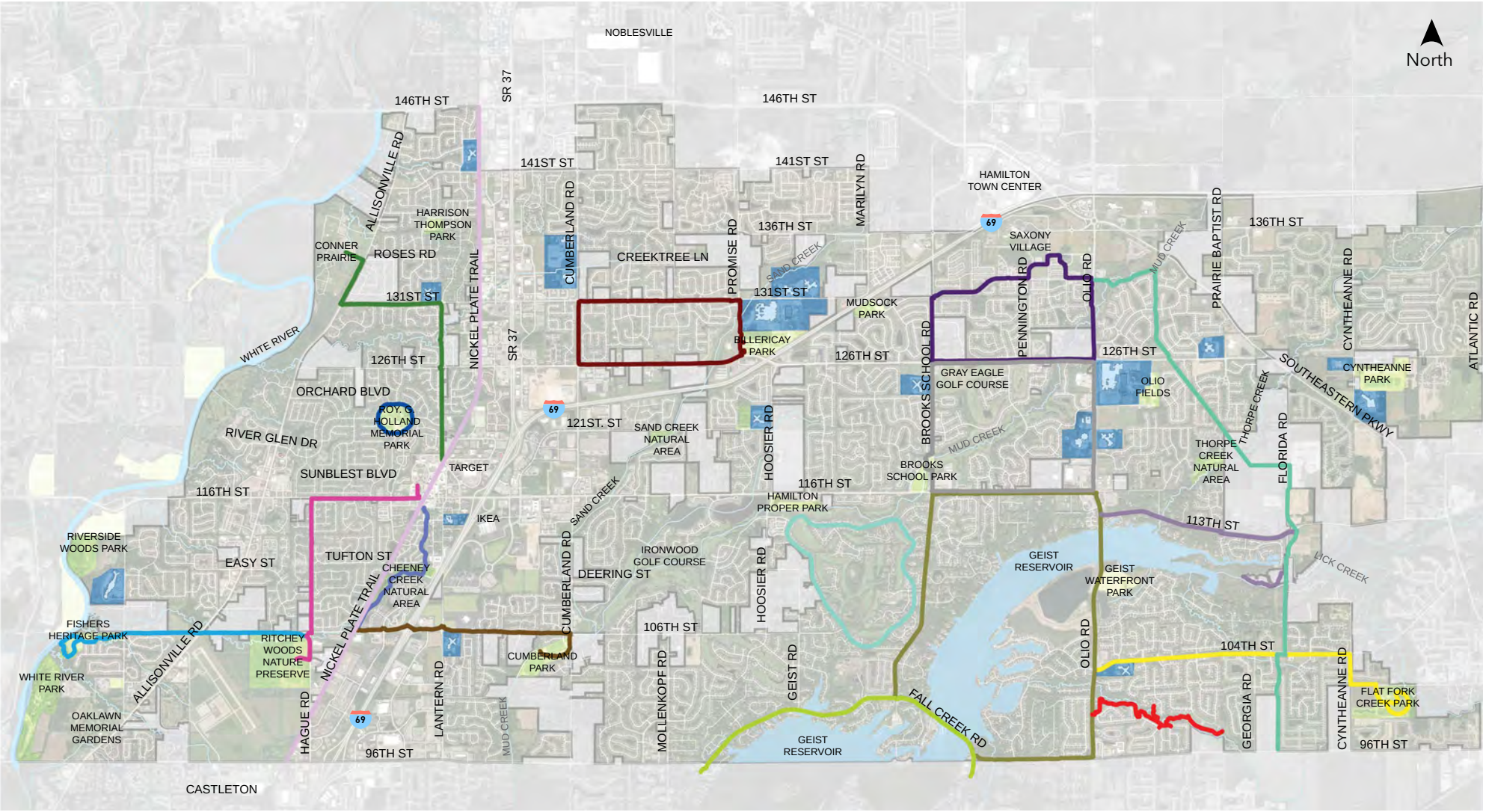
Greenways and trails in parks have a different character and attraction for cyclists and pedestrians, especially for recreational needs. The greenway network in Fishers is more developed than most communities but also has great potential to provide many miles through natural areas. With Sand Creek, Mud Creek, and Mill Creek corridors traversing through the city, these corridors can not only provide unique trail corridors but can also provide connections from neighborhoods to parks and other destinations.

Existing Bike Path Without Buffers - Allisonville Road

Existing Bike Path with Lawn Buffer Along Olio Road

Existing Protected Bike Path on Brooks School Road

Existing Named Trail Routes



Legend

- SCHOOLS
- PARKS

Trail Routes

- SAXONY LOOP
- GEIST GREENWAY
- BROOKS SCHOOL LOOP
- GEIST LOOP
- AGRIPARK LOOP
- FLAT FORK CREEK LOOP
- BEE CAMP CREEK TRAIL
- FALL CREEK TRAIL
- BILLERICAY LOOP
- NICKEL PLATE TRAIL
- CONNER TRAIL
- HOLLAND PARK LOOP
- RITCHEY WOODS LOOP
- HERITAGE PARK LOOP
- CHEENEY CREEK TRAIL
- CUMBERLAND PARK LOOP
- CYNTHEANNE PARK LOOP
- HAMILTON PROPER LOOP

Cheeney Creek Trail

Holland Park

Saxony Loop

There are 18 existing scenic trail routes found in Fishers. Each of the trails has a unique character and connects with parks and destinations in the city. The trails range in length from 1 mile to 8.5 miles and total 53.3 miles. The routes were developed for residents and visitors to have designated loop trails to explore.

Named trail routes include the following:

- AgriPark Loop - 5-mile paved trail connecting with Fishers AgriPark and Geist Loop
- Bee Camp Creek Trail - Over 1-mile paved trail
- Billericay Loop - 3.5-mile shared-use path connecting Billericay Park and Fishers High School
- Brooks School Loop - 4.5-mile loop around Brooks School Park
- Cheeney Creek Trail - 2.75-mile trail connecting with Cheeney Creek Natural Area
- Conner Trail - 5-mile loop connecting Conner Prairie with the Nickel Plate Trail
- Cumberland Park Loop - 4.2-mile trail connecting Cumberland Park and Cheeney Creek
- Cyntheanne Park Loop - 1-mile paved trail around Cyntheanne Park
- Fall Creek Trail - 5-mile paved and rustic trail along Fall Creek from 96th Street to Geist Reservoir
- Flat Fork Creek Loop - 6-mile paved loop around Flat Fork Creek Park
- Nickel Plate Trail - 5.5-mile paved trail from 96th Street to 146th Street
- Geist Loop - 6.74-mile trail running parallel to Fall Creek Trail
- Hamilton Proper Loop - 3.5-mile loop surrounding Hawthorne Gold and County Club
- Heritage Park Loop - 4-mile loop connecting Heritage Park with Ritchey Woods Nature Preserve
- Holland Park Loop - 1-mile paved loop around Holland Park and connecting with the Conner Loop and Nickel Plate Trail
- Ritchey Woods Nature Preserve Loop - 5-mile paved loop from Fishers City Hall to Ritchey Woods Nature Preserve and the Heritage Park Loop
- Geist Greenway - 5-mile paved trail serving as a linear park from 96th Street to 131st Street
- Saxony Loop - 4-mile paved loop surrounding Saxony Loop

Nickel Plate Trail

The Nickel Plate Trail is a shared use trail following the former Nickel Plate Railroad corridor. The Trail extends beyond Fishers' city boundaries north into Noblesville and includes plans to extend the trail to the south in Indianapolis.

The Nickel Plate Trail in Fishers extends from 96th Street to 146th Street and provides a scenic trail for users to connect to different areas of the city. The trail has quickly become a well-used amenity for recreation and for commuting. The trail connects with the Nickel Plate District and many neighborhoods on the west side of the city. As more sections of the Nickel Plate Trail have been completed, residents have been demanding more connections to the trail to allow for better access.

One key feature of the Nickel Plate Trail is a plaza located just north of 116th Street. This plaza includes benches, adult swings, an amphitheater, and other community gathering areas. The plaza also includes trail frontage for businesses located along the trail.

As an old railroad corridor, the Nickel Plate Trail crosses several roads in Fishers. The city has implemented trail crossings which include overhead signals activated via a push-button by trail users. The design intent is for the trail user to stop and look for a clearing in traffic to cross safely. The city is currently installing rapid flashing beacon signs on the sides of the intersections at vehicular eye level for drivers to see. In addition to signage, each crossing has a raised crosswalk to increase visibility of trail users. People in cars are still adjusting to the trail and frequent crossing of bikes and pedestrians.

As a key amenity for the community, additional connections to the Nickel Plate Trail will be an important design consideration of this plan's recommendations.

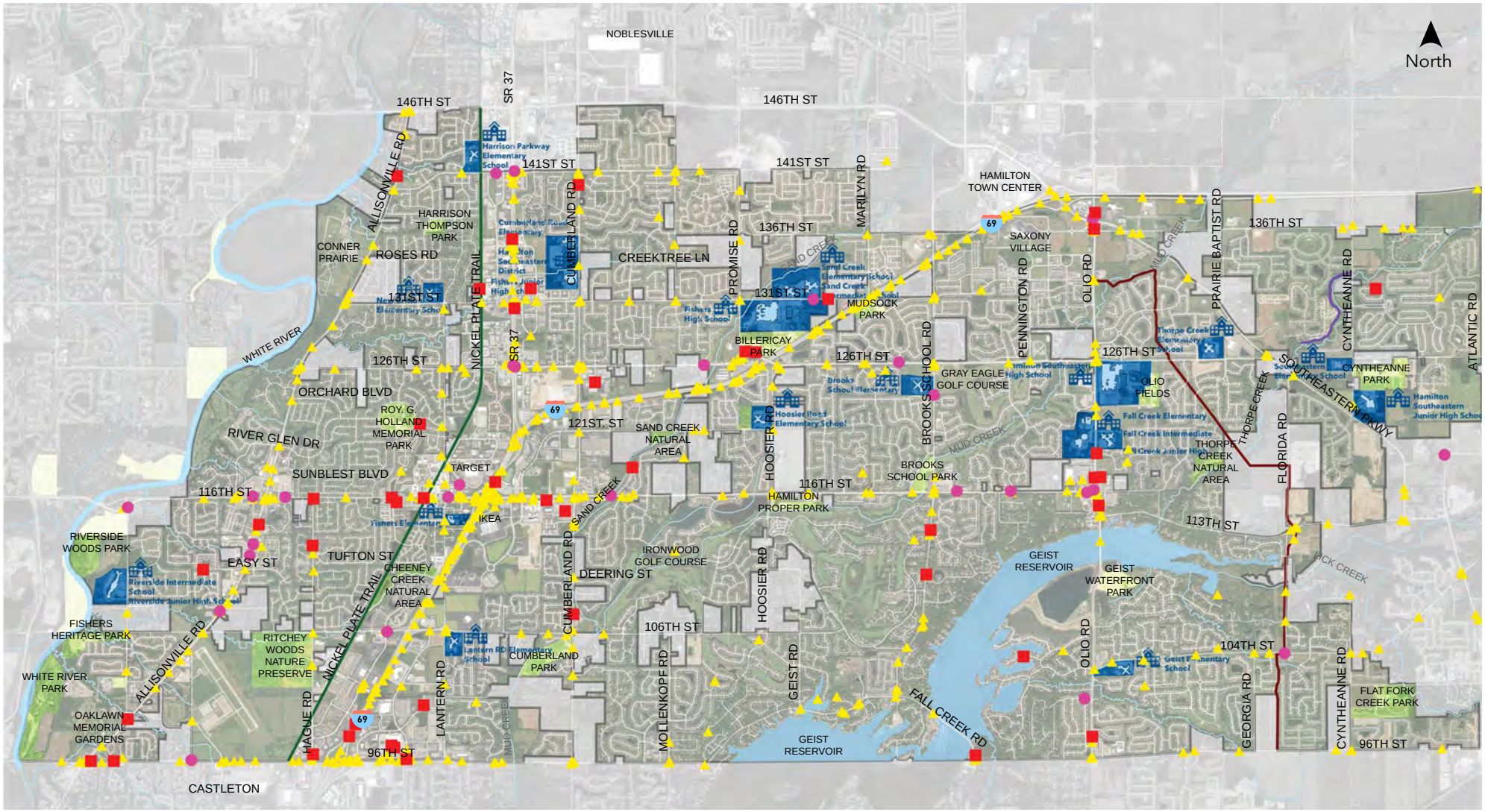
Nickel Plate Trail at 106th Street

Nickel Plate Trail

Nickel Plate Trail at 116th Street

Nickel Plate Trail Amphitheater at 116th Street

Crash Data



Legend

- SCHOOLS
- PARKS
- PEDESTRIANS CRASHES
- PEDAL CYCLIST CRASHES
- VEHICLE CRASHES

CRASH DATA

Vehicle Crash: 764
- Fatal - 21
- Incapacitated - 743

Pedal cyclist: 29
- Fatal - 2
- Incapacitated - 27

Pedestrian Crash: 45
- Fatal - 7
- Incapacitated - 38

Intersection at 116th St. and Allisonville Rd.

The Crash Data map on page 42 shows intersections or road locations with crash data according to a 2019 safety study done by the Indianapolis Metropolitan Planning Organization which includes crashes from 2015 to April of 2023. Most of the bicycle and pedestrian crashes are along the busiest roadways for vehicles. Many of these conflicts occurred along 116th Street, 96th Street, and Olio Road.

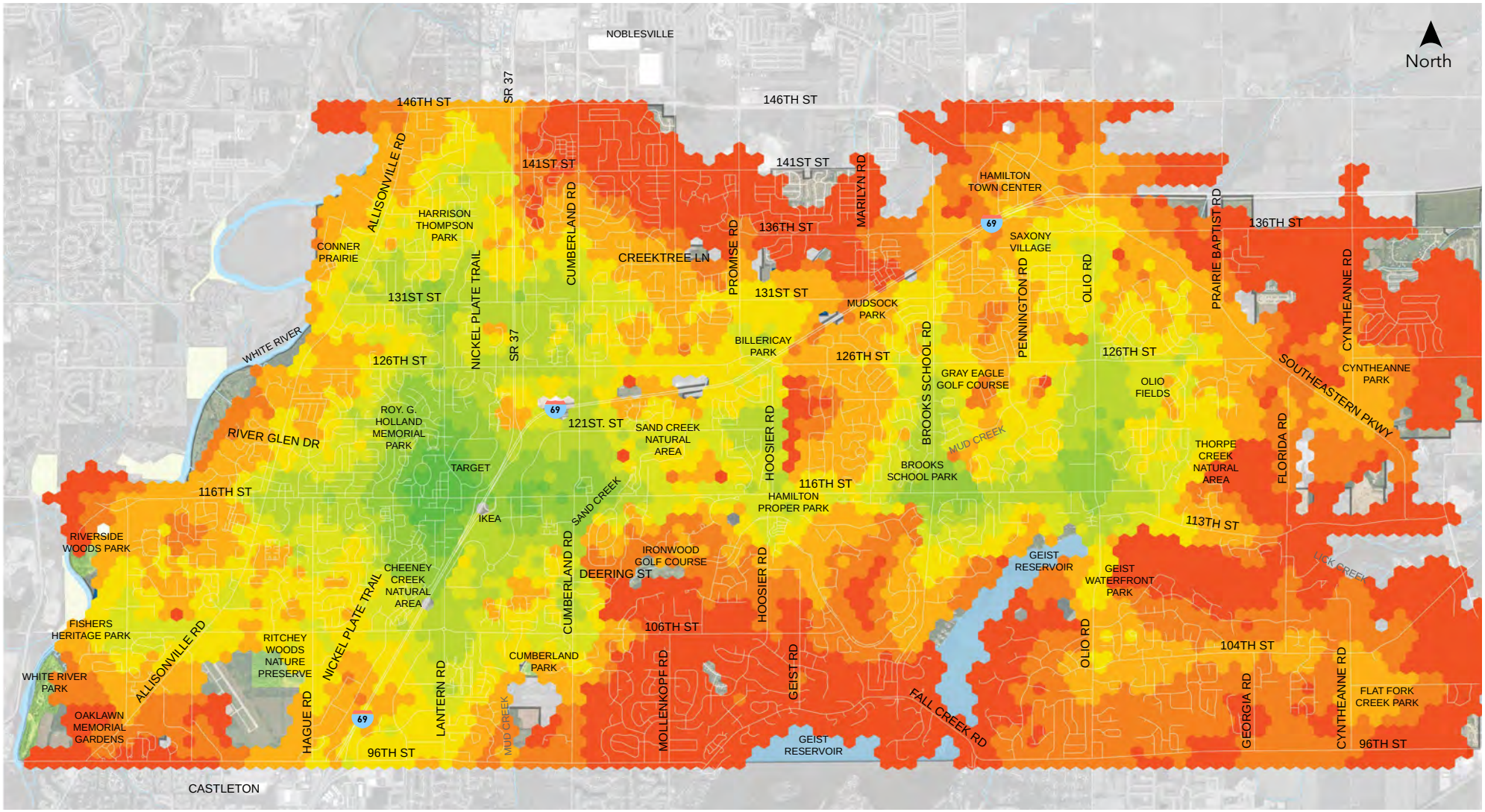
One of the fatal bicycle accidents and a couple of the fatal pedestrian accidents occurred on State Road 37 but all three were prior to the overpass improvements along State Road 37.

Many of the intersections listed along 96th Street were also identified by the public as dangerous intersections. Other intersections identified by the public as being unsafe for cyclists and pedestrians include:

- 116th Street at I-69
- 106th Street at Nickel Plate Trail
- Nickel Plate Trail crossing at 146th Street
- 116th Street and Allisonville Road
- Hague Road at 116th Street

Heavily trafficked roads such as Allisonville Road, 96th Street, and 116th Street can be intimidating for cyclists and pedestrians and often act as barriers to these users. In addition to filling the gaps in existing trails, intersections will need to be evaluated and potentially upgraded to remove these barriers and increase the safety of users.

Walkability Heat Map



Legend

HIGH WALKABILITY

LOW WALKABILITY

Sidewalk North of the Fishers District Shopping Area at 116th Street and Ikea Way

The Walkability Heat Map on page 44 was developed to identify areas of Fishers which are walkable. The analysis considered amenities and key destinations including schools, parks, retail areas, medical offices, and event centers. A five-minute walk, or 1-mile radius, utilizing existing paths, trails and sidewalks was mapped from these existing destinations. The more amenities that were available within an area and the more connections being provided by trails and sidewalks resulted in a higher ranking for walkability.

The areas shown in green on the map are considered the most walkable. Areas in orange and red are considered less walkable. This analysis shows where walkability could be improved with the addition of more trail and sidewalk connections.

Areas like the Nickel Plate District and Fishers District are very walkable and include many of the destinations that people are looking for in a compact area. These areas are also connected by the Nickel Plate Trail and an extensive path and trail network along roadways. The Walkability Heat Map also illustrates the importance of 116th Street as an east/west corridor which connects a large number of residents in the city along a thoroughfare that is already very walkable in most areas.

User Types - Pedestrians

The user typology of "Pedestrians" includes anyone traveling on foot and/or with the assistance of mobility devices (i.e. guide dogs, wheelchairs, guide canes, etc.) to get between places. Although pedestrian facilities are not designed for a specific user group it is important to understand the characteristics of each group to ensure that facilities meet the needs of each.

General Needs

When facilities are constructed and/or renovated, design standards should be used to meet the needs of the 'average' population. Accessibility standards including Americans Disabilities Act (ADA) Standards and Architectural Barriers Act (ABA) Standards are required for projects in the public right-of-way.

Within the network there may be areas where increased accessibility along certain corridors is needed. For instance, longer crossing times are required for pedestrians that move at slower speeds, such as older adults and children. Having signals with longer crossing times at intersections close to school crossings can provide additional accommodation for younger pedestrians.

Younger Pedestrians

Young pedestrians often rely on safe walking routes to school, transit stops, and recreation facilities. Very young pedestrians get distracted easily and may dart out into traffic.

People with Disabilities

People with disabilities require level, clearly defined easy access with carefully designed facilities. These facilities need to eliminate barriers and address mobility needs based on the disability.

Older Adults

Access to transit and safe routes to destinations become more important as populations age. Research shows that people over 65 walk more than any other age group.

Others

Pedestrian users include walkers, runners, roller bladers, people with strollers and people walking their dogs, to name a few. This user group includes people traveling at various speeds.

User Types - Bicyclists

The user typology of "Bicyclists" includes anyone traveling using a bicycle to get between places. Not all users are going to feel comfortable riding on the same facility. It is important to understand the characteristics of each bicyclist typology to know which type of facility is needed to best accommodate them. Identifying where most residents fall within the different typologies can also be helpful in determining priorities for new project development. If most trail users fall within the "interested but concerned" categories, facilities which meet their needs may be considered more of a priority.

General Needs

On the right are the four bicyclist typologies ranging from different levels of skill and comfort level on varying facilities. Most users are comfortable on facilities that are separated from vehicular traffic such as shared-use paths, greenways, cycle tracks, and separated bike lanes.

The different user types can be applied to existing facilities to identify where gaps occur in the network for each user type. The strong and fearless rider will be comfortable riding anywhere. But the interested but concerned riders won't travel on corridors without facilities that they feel comfortable traveling on.

Children & Families

Most comfortable with separate spaces for bicycles, pedestrians, and cars but will ride/walk on shared-use path, greenway, cycle track and as a cyclist on separated bike lane and low traffic conditions.

Typical Adult

Comfortable in the above conditions but as a cyclist can also enjoy buffered bike lanes and moderate volume streets. Pedestrians can tolerate sidewalks and trails directly adjacent to the roadway.

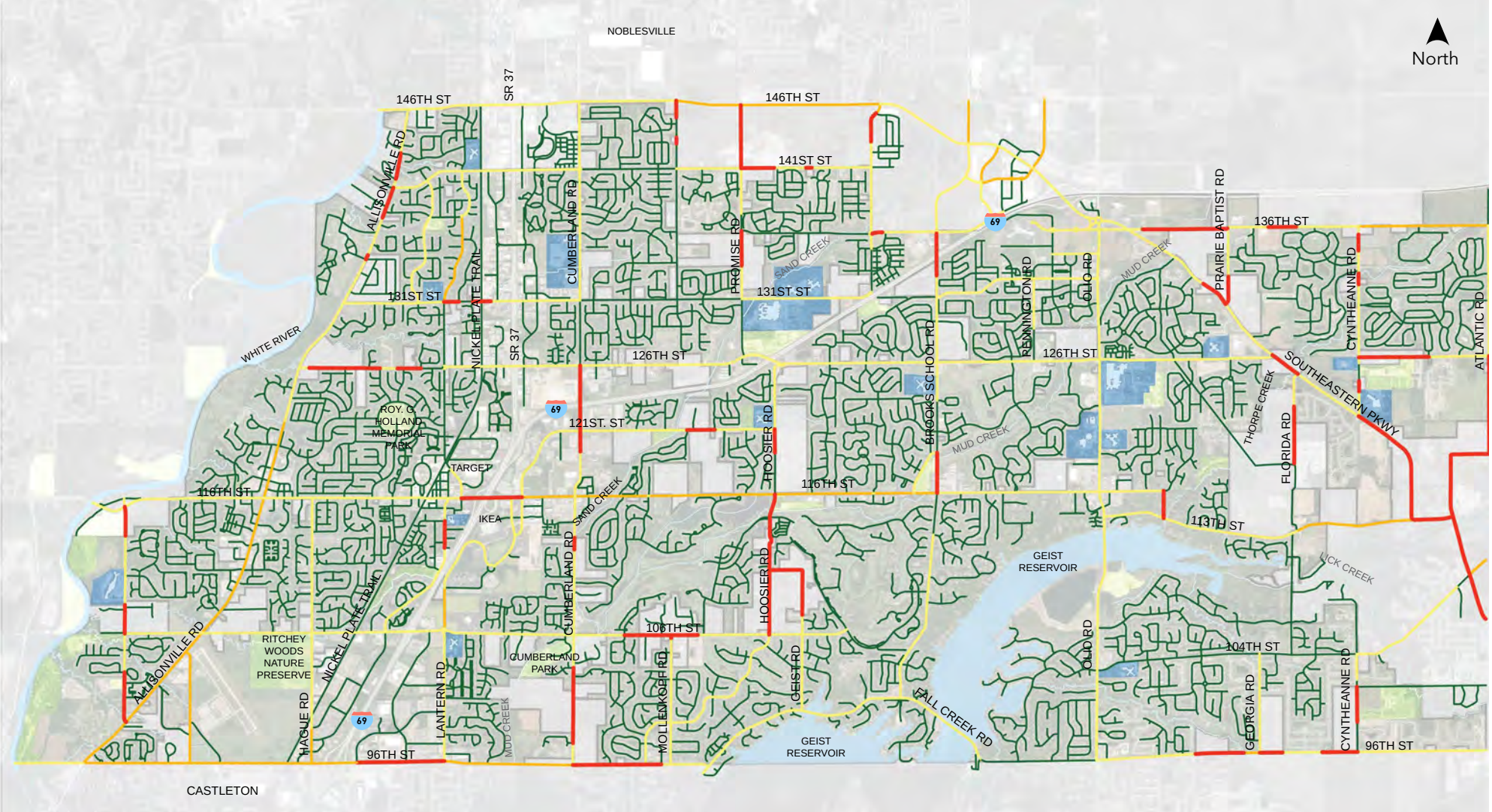
Confident Adult

Comfortable in the above conditions but as a cyclist can also enjoy bike lanes and high-volume streets and as a pedestrian can tolerate walking on the road, facing traffic for short periods of time.

Fearless Adult

Comfortable in all previous conditions but as a cyclist can also enjoy high volume streets and riding with traffic and as a pedestrian can tolerate walking on the road, facing traffic, on low/moderate volume streets.

Existing Facility Comfort Level Analysis



Legend

- COMFORT LEVEL 1
- COMFORT LEVEL 2
- COMFORT LEVEL 3
- COMFORT LEVEL 4

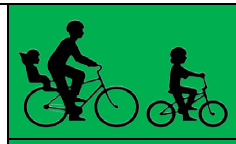
Existing Facility Comfort Level Analysis

The comfort level of existing trails and pathways is another useful tool to evaluate the existing trail network and is directly tied to cyclist and pedestrian typologies. This analysis tool evaluates existing facilities for their anticipated comfort level depending on the skill and confidence level of the users. Criteria utilized in this analysis includes:

- Road Width
- Road Speed Limit
- Facility Location
- Facility Operating Width
- Buffer Width
- Buffer Type
- Grade of Path

The Existing Trail/Path User Comfort Level Map on page 48 illustrates the comfort level associated with each facility. The green corridors correspond with the "interested but concerned" typology, the yellow corridors correspond with the second "interested but concerned" typology who are slightly more confident than the first group, the orange corridors correspond with the "enthused and confident" typology, and the red corridors represent the "strong and fearless" typology. It should also be noted that gaps in the existing facility network are shown with a red line. These areas usually require cyclists to move to the adjacent roadway to cover the gap. Most of these conditions are only comfortable for the "strong and fearless" users.

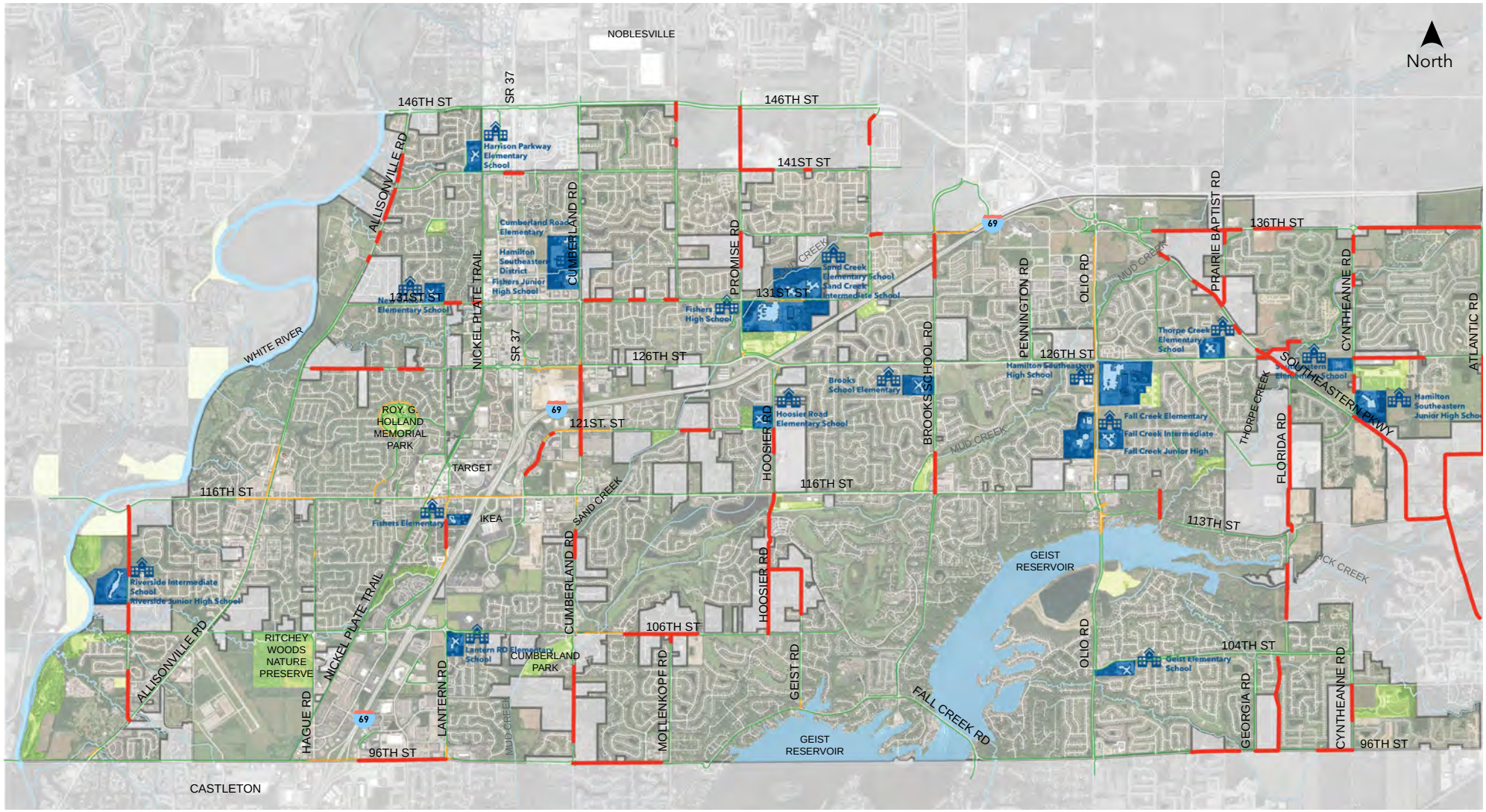
The more comfortable a user feels, the more likely they will be to walk or bike to their destination instead of using a vehicle. The highest priority for this plan is to create a connected and complete network of low stress facilities that meet the needs of the least confident user. Identifying gaps in the network for the "interested but concerned" and then filling those gaps will create this connected network.

				
	COMFORT LEVEL 1	COMFORT LEVEL 2	COMFORT LEVEL 3	COMFORT LEVEL 4
Corridor Points	7 to 13	14 to 19	20-24	25-28

FISHERS USER COMFORT LEVEL CRITERIA				
Criteria	1 Point	2 Points	3 Points	4 Points
Road width	24' or less	24'-34'	35'-48'	49' or more
Speed Limit	25 mph or less	25-30 mph	35-40 mph	45 mph or more
Bicycle Facility Location	SUP on both sides	SUP one side, Sidewalk one side	SUP on one side, bike lane both sides, sidewalk both sides	Sidewalk one side, no facility
Bicycle Facility Operating Width	10' or more	8-9'	6-7'	5' or less
Buffer Width	10' or more	5'-10'	4' or less	no buffer
Buffer Type	Trees or landscaping	Railing/fence/guardrail	Lawn	no buffer
Travel Grade of Facility	1-2%	2-5%	5-8%	8% or greater

Criteria Chart for User Comfort Level Analysis

Gap Analysis



Legend

- EXISTING TRAIL/PATH
- EXISTING SIDEWALK
- GAP IN NETWORK

Network Gap Analysis

The red lines on the map on page 50 indicate the gaps in the existing network of bicycle and pedestrian facilities. These are areas where existing facilities do not connect and include small gaps and larger gaps between trail or sidewalk ends. Gaps, or missing links, are one of the biggest challenges for the City of Fishers to be able to create a network of low-stress facilities.

Most gaps are in unincorporated areas of the city where the city doesn't have right-of-way or regulations to require a path or sidewalk to be built. The highest percentage of gaps are located on the east end of the city but, gaps are spread throughout the city.

Even small gaps in existing trails and pathways can contribute to people's decision to ride their bikes, or walk, to destinations. Because of these gaps, residents don't have confidence that they will be able to reach their destinations by bike or on foot without significant detours, or without having to navigate on a busy road or through a private property. Creating a strategy to prioritize and address gaps in the network will be vital to the success of the Trails and Greenways Report.

Gap in Trail

Equitable Network

Creating an equitable trails and greenways network involves designing infrastructure, policies, and programs that ensure fair access and safety for all using those facilities. Sidewalks, paths, trails, and crosswalks should all comply with accessibility standards and should accommodate mobility devices. This includes prioritizing safety and implementing measures such as well-marked crosswalks, proper lighting, and traffic calming measures.

Developing an equitable network includes design of facilities to meet the needs of different demographic groups including children, elderly, and people with disabilities.

This also means equitable distribution of facilities across the city. Analysis of the City of Fishers has identified areas of the city with a higher occurrence of residents living in poverty.

Recommendations from this planning process will ensure that these areas have equitable access to trails and pathways and will prioritize corridors that allow these areas of the city to be connected by alternative modes of travel.

Additional efforts to create an equitable network can include making cycling and walking more affordable by providing low-cost options for bicycle rentals and ensuring that pedestrian infrastructure is well-maintained and easily accessible.

The City of Fishers has been deliberate with roadway design and typically includes complete street policies that consider the needs of all users, including pedestrians and cyclists. This commonly includes shared-use paths, wide sidewalks, and improved crosswalks. The city is also diligent about including bicycle and pedestrian facilities in new developments and neighborhoods.

Creating an equitable bicycle and pedestrian network requires an approach that considers the needs of all users, regardless of their age, ability, or socioeconomic status. By incorporating strategies that meet these needs, Fishers will have a transportation network that is accessible, safe, and inclusive for everyone.

Page 261 of 473

Analysis Summary

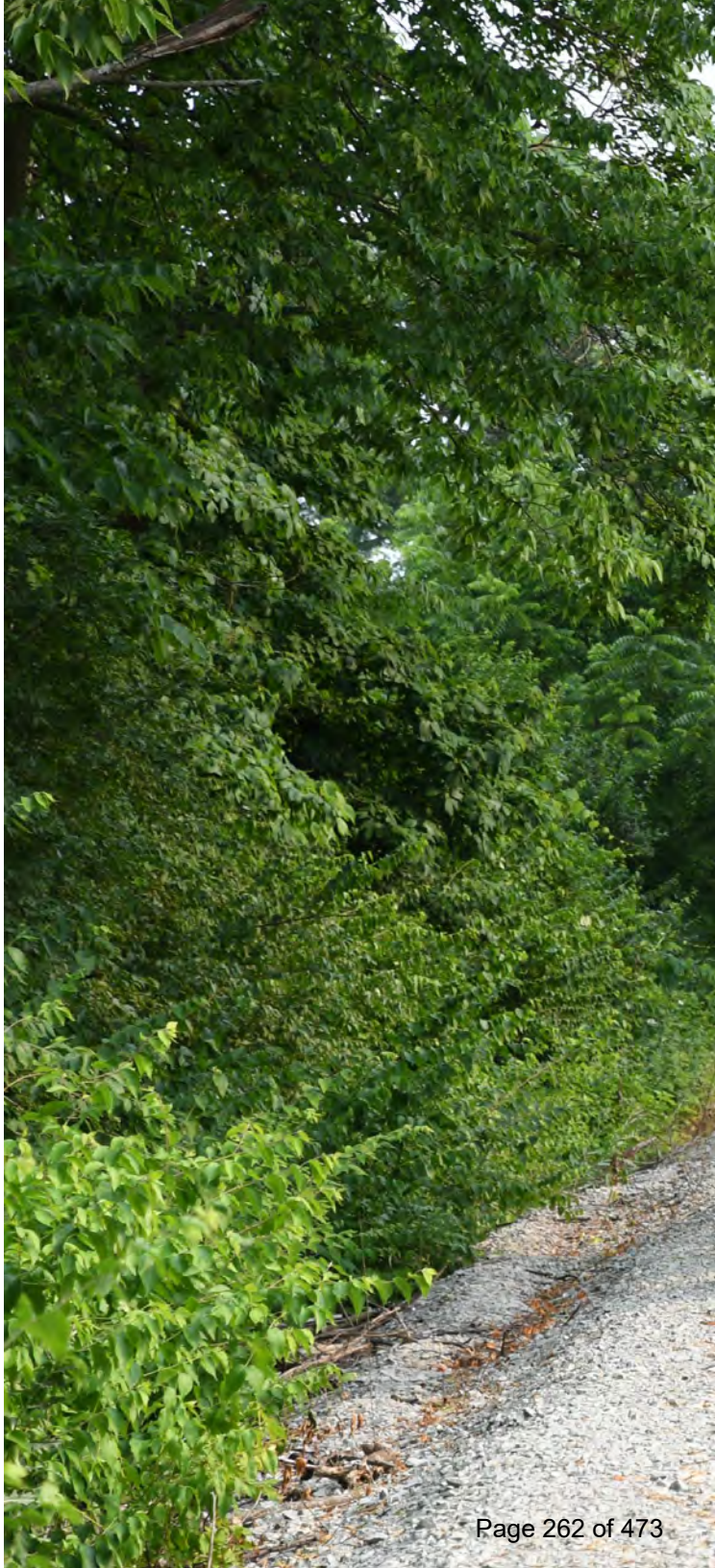
The City of Fishers is known for being walkable and bikeable, with this characteristic often cited as one of the main reasons that people move to the city and why existing residents stay in Fishers. Residents applaud the new trails and greenways that are added to the city on a yearly basis but are still hungry for more connections and amenities. Residents anticipate a time when they can travel virtually anywhere across the city using safe, comfortable, and convenient trails, pathways, and greenways.

Analysis of the existing conditions identified several key challenges and opportunities the city needs to address to expand its network of trails and greenways. Key challenges include:

- Completing gaps along existing trails and pathways which are often in unincorporated areas of the city or with projects that may require higher construction costs.
- Providing safe and comfortable facilities to cross barriers such as I-69, S.R. 37, and Allisonville Road.
- Improving intersection crossing safety and comfort, especially when crossing the above barriers.

Opportunities for the city to expand the trails and greenways network include:

- 116th Street provides important east/west connections for the city. This connection can be strengthened by creating safer and more comfortable crossings or by expanding existing facilities along the corridor.
- 126th Street acts as an east/west corridor and has facilities along most of its length. This corridor can be improved by completing the gaps in pathways and creating more comfortable facilities by enhancing these facilities with additional buffers.
- The Thorpe Creek Greenway has significant sections of the greenway completed. Adding more sections of this greenway will create a natural amenity along this corridor.
- Many of the facilities in Fishers meet the needs of the "interested but concerned" cyclists who have been identified as the most common in Fishers. Providing a connected network of these types of facilities will encourage more use of these users and may encourage new users to explore biking or walking.



4.2

Chapter 4 -
What We Heard

Introduction

The public input process for the Trails and Greenways Report was not just an opportunity for the project team to gather information but was a collaborative endeavor that encouraged active engagement and dialogue. The community's input serves as the foundation for creating a plan that promotes active transportation, prioritizes safety, and encourages more use of trails and greenways.

Throughout the planning process, the community was asked to share their thoughts at community workshops, participate in online surveys, attend focus group meetings, and join the conversation on the project website through interactive maps and exercises. Gathering the community's input was crucial in identifying key priorities, addressing challenges, and envisioning a future where biking and walking are not just modes of recreation but are integral components of a livable and sustainable community.

The different engagement opportunities were communicated through a variety of outreach strategies including email blasts, yard signs, distribution of postcards at community events, and signs posted throughout parks and along trails.

The main goal of public engagement is to gather input from the community to better understand perceptions of bicycle and pedestrian facilities in Fishers. Community members can highlight locations with potential hazards, suggest improvements, and share their experiences, contributing to a plan that prioritizes safety and accessibility.

Community engagement also provides the city with the opportunity to share their vision and goals for the community. For Fishers, this includes the promotion of active and healthy lifestyles. By understanding the preferences and needs of residents, the city can implement infrastructure improvements that encourage physical activity and improve overall well-being.

Involving the public in the planning process empowers community members to actively participate in decisions that affect their daily lives. It fosters a sense of civic engagement and strengthens public support for the recommended improvements.

A summary for each engagement method and the results are provided in the following chapter. Full survey results and meeting notes can be seen in the appendix.

Farmers Market Public Engagement

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designers
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Community Survey

The Community Survey was developed to reach a broader audience and to supplement other engagement strategies. Surveys can reach many people, including those who might not otherwise participate in traditional forms of feedback such as community meetings or focus groups.

The first Community Survey was developed to gather input from the public on existing conditions of trails and greenways in the city. The survey was developed with the steering committee and city staff and was kept brief to encourage more responses. The survey was available online, through the project website, and in hard copy at City Hall and public meetings.

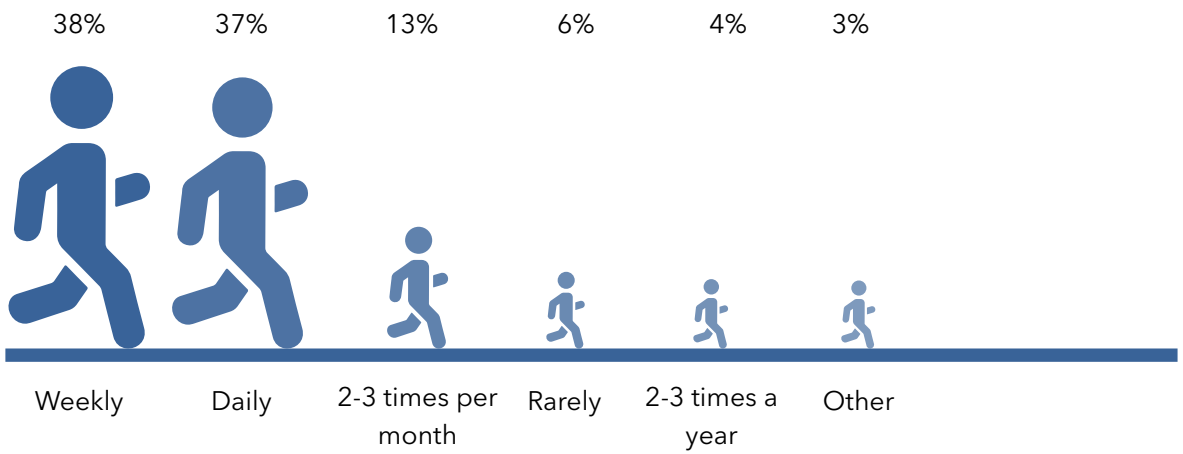
The community survey focused on why people are using trails and pathways and to better understand people's destinations when they are using the trails. The following insights were heard from respondents:

- Over 90% of respondents live or work in Fishers and 76% live within walking distance of a trail.
- People are most commonly traveling to parks and recreation, shopping areas, and community events. See question 5 chart on page 62. Restaurants were a common write-in answer for the "other" category.
- Exercise, recreation/connecting with nature, and travel were the top choices for reasons to use trails. 97% of respondents selected exercise and health as their first reason for using trails.
- Over 34% of respondents said that there is nothing preventing them from using trails as much as they like. The main challenge for people who would like to use the trails more includes not having pathways or trails located close to their home or to the places they need to go. Many people also identified the path location as a challenge especially when located directly adjacent to busy roadways.
- 444 respondents wrote-in responses for reasons they don't use trails as much as they would like. The most common comments were desires to have trail gaps filled in, followed by comments about unsafe crossings including roundabouts.

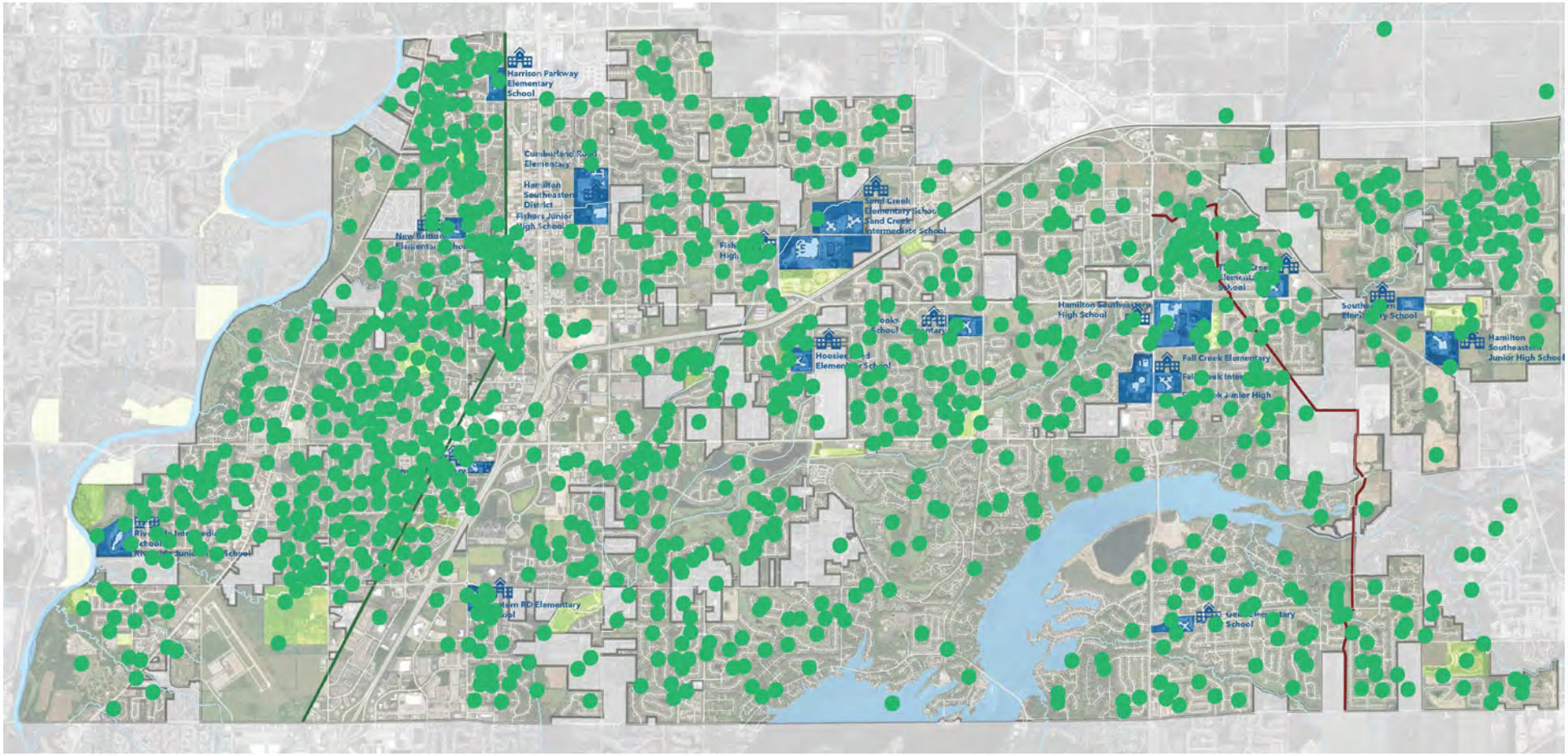
Participation

- 1,661 Responses
- 74% Completion Rate
- 90% Live in Fishers

How often do you use Fishers sidewalks and trails?



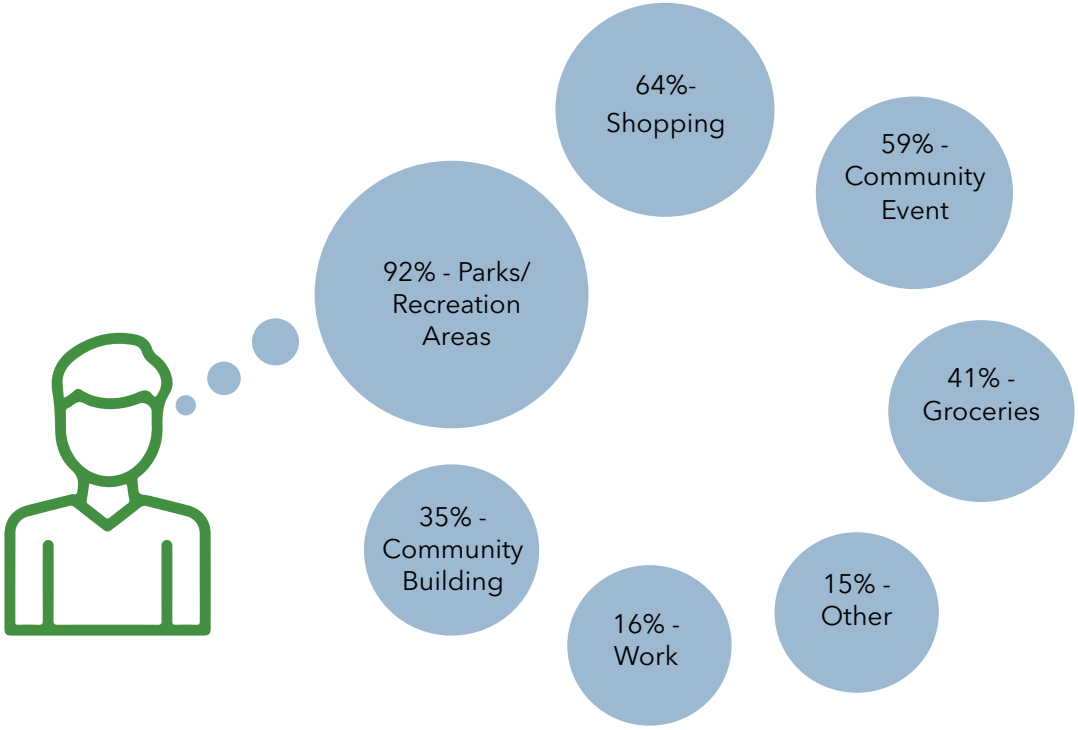
Q2 Where in Fishers do you live?



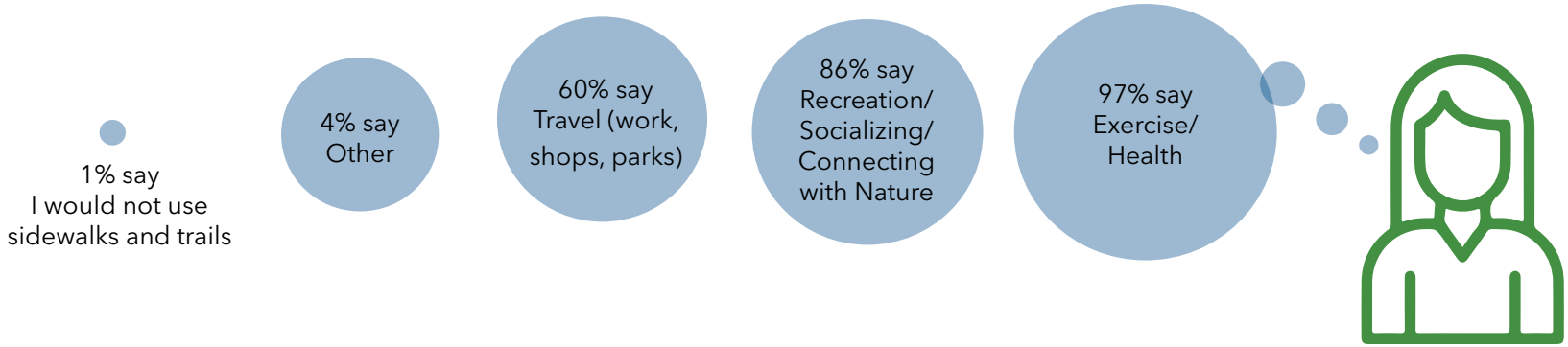
Community Survey - Where Respondents Live and Work

Community Survey *continued*

Which of the following destinations do you have an interest in walking or biking to?



Select all the reasons why YOU would use sidewalks and trails?



Project Website

The official City of Fishers website hosted the project website which was used to provide residents with project updates as well as gather input. The website was located at www.Fishers.in.us/trails.

Virtual meetings were held in concert with more traditional in-person open house meetings. Both the traditional and virtual meetings had similar exercises to gather input from the public and engage in conversations about trails, biking, and walking in Fishers.

Interactive elements on the website included an idea wall for users to leave their ideas and opinions as well as an interactive map that allowed users to leave comments for specific roadways or corridors in the city of Fishers.

A summary of the digital input is included in the following pages along with the other engagement events.

Participation

- 634 Site Visits
- 268 Unique Users
- 171 Comments

Farmers Market

The consultant team attended the Fishers Farmers Market to gain firsthand insight into biking and walking in the city. The Fishers Farmers Market typically sees 1,000 - 2,500 people on any given Saturday morning, allowing the consultant team access to a large number of people. The Fishers Parks and Recreation Department provided a booth for interactive exercises to gather input from the public on current perceptions and ideas for trails and pathways.

Information shared at the Farmers Market included dates for public engagement opportunities, the website address for the project website, and direct access to the community survey through a QR code.

The following insights were gathered at the Fishers Farmers Market.

Participation

- May 20, 2023
- 8:00 am - 12:00 pm
- 30-40 Visitors

Farmers Market Public Engagement

- People would like to see gaps in existing trails completed. This was often noted as one of the most frustrating things about riding a bicycle in the city.
- People would like to see more connections to the Nickel Plate Trail to be able to use this trail as one of their primary corridors.
- People are often riding for recreation and would like to have more connections to parks and recreational areas.
- Many dangerous intersections were noted and included:
  - 116th Street at multiple intersections
  - 116th Street over I-69
  - Intersections along Allisonville Road
  - S.R. 37 Intersections/ Roundabouts
- People prefer bike and pedestrian facilities that are separated from cars including:
  - Buffered Bike Lane
  - Trail/path Buffered from Road
  - Urban Trail - Separate space for cars, bikes, and pedestrians

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Focus Group & Steering Committee Meetings

Focus Group Meetings

Focus group meetings were held over the course of one day on June 14, 2023, in 1-hour intervals and were intended as small group discussions. Meetings went from 10:00 a.m. to 3:30 p.m. Meeting times included in-person or virtual options. Questions were sent to focus group invitees ahead of the meetings to encourage discussion, but the conversations were kept informal. A variety of community members were invited to participate. In total, 15 attended the 6 focus group meetings and included a variety of residents, business owners, and city staff.

The conversations were varied but key overarching themes appeared throughout each of the meetings. These included:

- Connecting key gaps in the existing trail network was the top comment from all focus group meetings.
- Many people would like to see large neighborhoods connected with Nickel Plate District and Fishers District and other key destinations.
- Some suggested a path on 131st Street from Lantern Road to Nickel Plate Trail.
- Many people are driving to parking locations to ride their bikes or walk.
- There was a consensus that more people will ride if there is an assured complete route.
- Facilities for serious riders/ commuters as well as families with children are desired.
- Most people prefer separation of facilities when possible and mentioned riding bikes with young children.
- The existing crossing over I-69 connecting the Fishers District with the Nickel Plate District needs improvement to be an effective connection. The existing sidewalk feels narrow and not safe directly adjacent to cars.
- Intersections, busy roads, and sight lines are a large problem.
- People are generally uncomfortable crossing roundabouts either on foot or bike.

Participation

- 6 meetings
- 15 attendees
- small group discussions

Steering Committee

The Steering Committee played a crucial role in providing oversight and strategic guidance for the Greenways and Trails Report. The Steering Committee included a diverse group of city employees including staff from planning, engineering, public works, healthcare, and parks and recreation.

In addition to input for the report, the Steering Committee was tasked with letting family and neighbors know about the project and asking for their input.

Meetings were held at Fishers Pavilion Conference Room at various times during the day with a virtual connection available for those not able to attend in person. Meeting dates included:

Meeting #1 - March 23, 2023
Meeting #2 - April 26, 2023
Meeting #3 - June 6, 2023
Meeting #4 - July 21, 2023
Meeting #5 - September 7, 2023
Meeting #6 - November 7, 2023

The Steering Committee will continue to serve the project after the report is completed by advocating for recommendations that were a result of this planning process.

Open House #1

Open House #1 and Community Bike Ride/Walk

The Community Open House and Bike Ride/Walk was hosted by the City of Fishers at Spark Fishers on June 15, 2023. The open house meeting was open from 4:00 p.m. to 6:00 p.m. with the community bike ride and walk starting at 6:15 p.m. The open house included several interactive exercises for the project team and city staff to engage with residents. A presentation was given to introduce the project and to let residents know about the many opportunities for them to provide feedback during the process.

After the open house, a community bike ride and community walk were led by the consultant team. The bike ride followed an 8-mile loop through different neighborhoods, business districts, and ending along the Nickel Plate Trail. The community walk followed the Nickel Plate Trail to 126th Street and over to the roundabouts over S.R. 37. Both groups stopped at various locations to talk about the existing conditions and people's experiences traveling around the city.

Common themes from the input at the Community Open House included:

- Fill in the gaps along existing trails. People most frustrated by "dead end" pathways.
- Pedestrians and cyclists are intimidated by traffic in roundabouts.
- Connect the gap between existing trail along 131st Street and Nickel Plate Trail.
- People love the trails but are most intimidated by crossing busy roads and roundabouts.
- The top choices for where to direct funds include:
    - Fill in the gaps in existing trails.
    - Create greenways along natural corridors.
    - Create buffers between existing trails and roads.
    - Complete Nickel Plate Trail to city limits.
    - Improve the crossing over I-69.

Participation

- June 15, 2023
- Location: Spark Fishers
- 20-30 attendees

A summary of input from the community bike ride and walk included:

- Pedestrians and cyclists are intimidated by traffic in roundabouts.
- Consider lowering flashing beacons at Nickel Plate Trail and roadway crossings.
- Most prefer paths that are separated from the roadway.
- Locate crossing push button farther away from the street. Too close for cyclists to use.
- Would like to see wider refuge islands at roundabouts for when people are not able to cross both directions of travel at once.
- Need crossing over I-69 closer to Nickel Plate District and Fishers District.

MADDEN
HOLLAND
STOP

Main Space
Coffee Shop

Virtual Input #1

Existing Conditions and Wishes

The first virtual meeting mirrored the first open house and included exercises focused on gathering the community's perceptions of walking and biking in Fishers today. The virtual meeting included an interactive map and an idea wall along with links to the community survey and a contact page with contact information for the project team.

The interactive map included a Google map on which residents could zoom in and out of the city map. Users were asked to drop a pin on the map and add comments. Topics included barriers to biking and walking, destinations, general comments, and biking routes and/or walking routes. The interactive map allowed visitors to add general comments or very specific comments for locations. Other users can then react to the pins or comments with their own comment or a positive thumbs up or negative thumbs down.

The idea wall was an interactive exercise where users could add posts and pictures for ideas or issues that they saw within the city. Other users could then react to the posts with a positive thumbs up or a negative thumbs down.

Participation

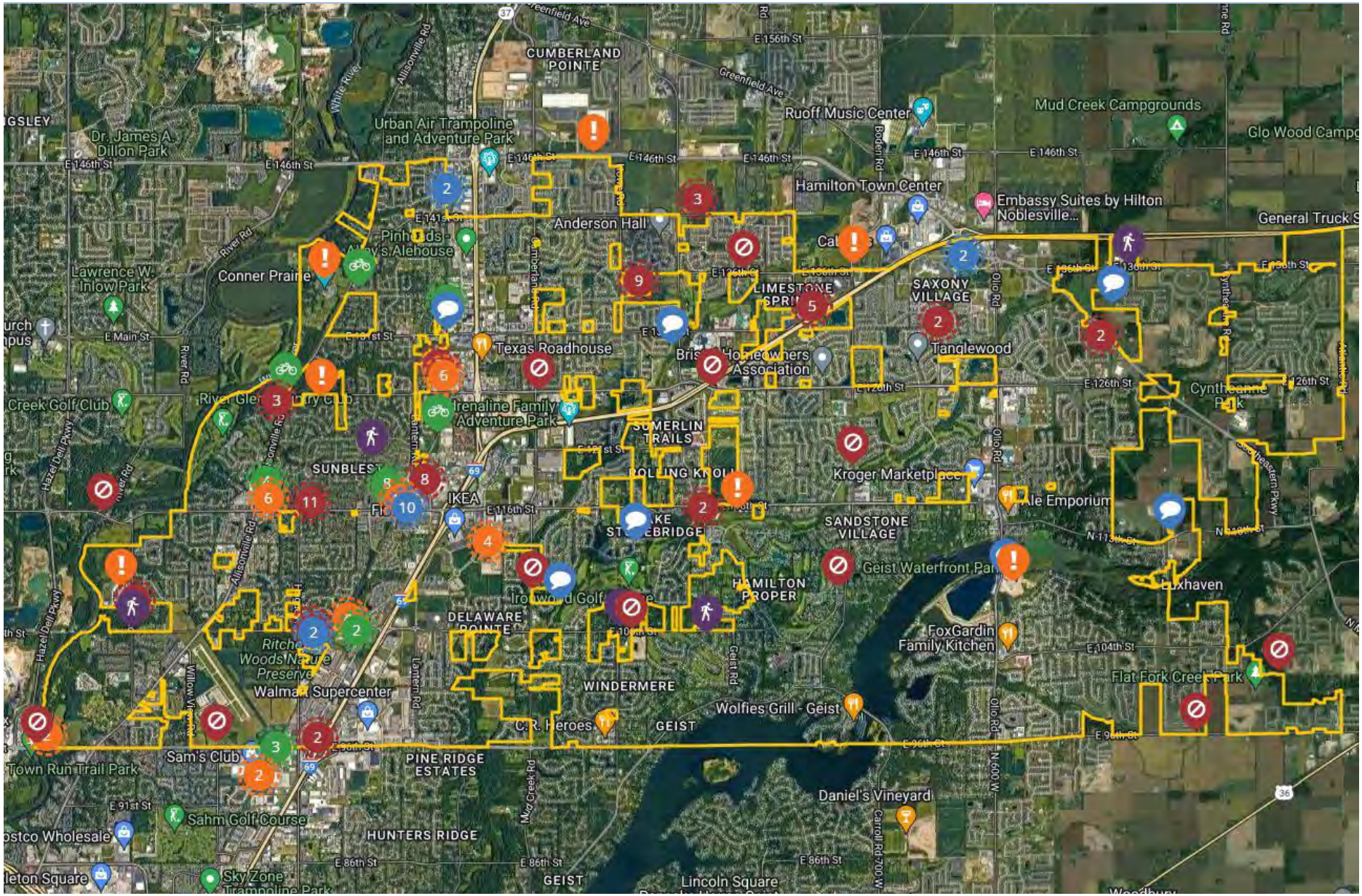
- 354 site visits
- 128 unique users
- 36 comments

Input received from the Interactive Map included:

- Suggested areas to connect gaps in existing trail/path network.
- 116th Street from Nickel Plate District to The Yard is intimidating for cyclists and pedestrians.
- Many expressed confusion regarding proper responses for flashing yellow lights at Nickel Plate Trail road crossings. Both for motorists and cylists/pedestrians.
- Pins identified several intersections that need safety improvements to make cyclists and pedestrians feel safer.
- Noted several neighborhoods that could be better connected to destinations.

Ideas submitted on the Idea Wall included:

- Suggested making cars stop more often, making cyclists and pedestrians more important than cars.
- Would like to see a greenway trail along Sand Creek, Mud Creek, and Thorpe Creek.
- Suggested adding signage at Nickel Plate Trail crossings and roadways to explain how cars/ pedestrians/cyclists should act.



BARRIERS DESTINATION MAKE A COMMENT BIKING WALKING

Open House #2

The second Community Open House was held on August 24, 2023, from 4:00-7:00 p.m. at The Hub & Spoke. The focus of this meeting was to present proposed recommendations for the trails and greenways network and to ask the public to help prioritize these potential projects. Interactive exercises were included in the open house and included a large size map with proposed recommendations and an analysis of the proposed network user comfort level if proposed improvements were implemented.

Recommendations were shown on a large-sized map and with larger scaled, detailed map views and perspectives. Recommendations included identification of facility type and location. Along with presenting the proposed recommendations, the project team asked the public for input on projects they would like to see that were not currently included in the recommendations.

Attendees were asked to review the proposed recommendations and using a budget of coins, vote on which potential projects they would like to see prioritized. Results of this exercise are shown in the Project Priority Exercise Results on page 71.

Participation

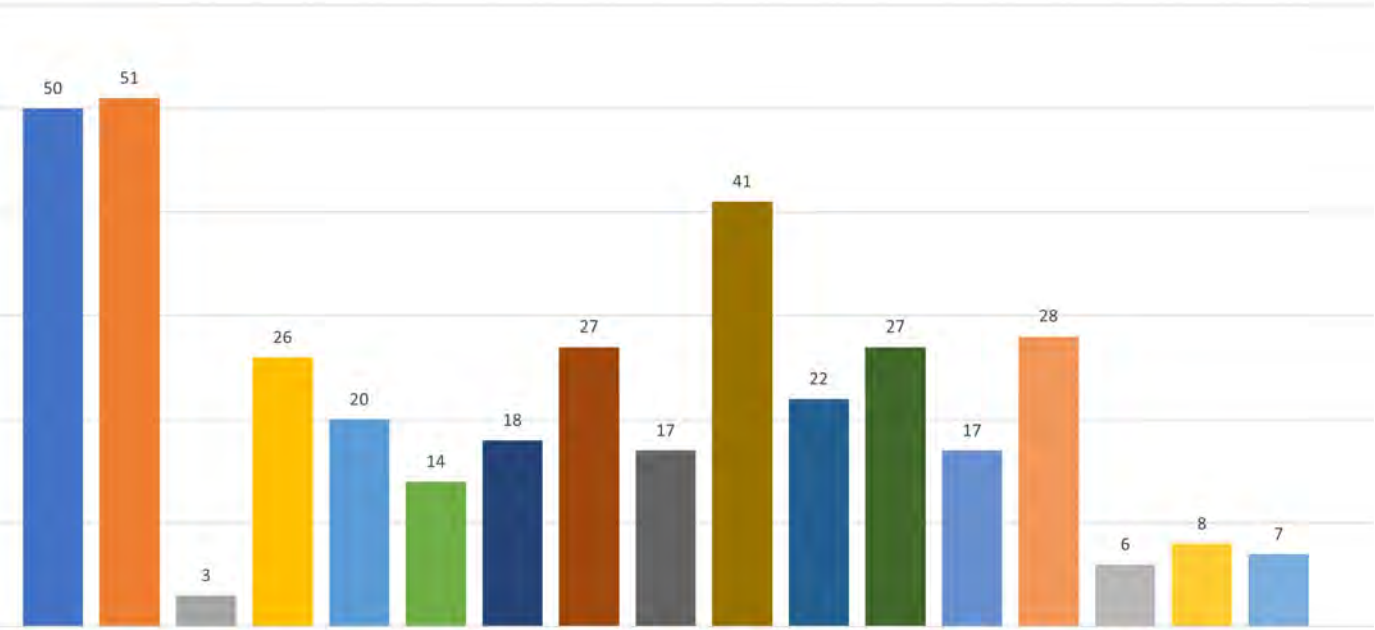
- August 24, 2023
- 4:00-7:00 p.m.
- 73 attendees

The project team also received several comments that were more general in nature, including:

- Add restrooms along trails and specifically the Nickel Plate Trail.
- Additional amenities like water bottle stations, drinking fountains, and seating along the trails.
- Improve cyclist and pedestrian safety with enhanced crossings and flashing beacons.
- Repair and protect existing facilities. Some trails are beginning to age and will need repair to keep them accessible.
- Addition of streetlights to increase safety.
- Increase community communication about costs of projects for better transparency.
- Create safe ways to cross I-69 and better connect the different areas of the city.

Public Open House Engagement

Open House # 2 - Priority Project Exercise Results



- 116th St - Connect Nickel Plate District and Fishers District
- 106th St - Hamilton Pass to Fall Road
- 126th St - Widen Ex. Path & Vegetated Buffer
- Cumberland Road - 96th Street to 126th Street
- Hoosier Rd - 106th Street to 126th Street
- Brooks School Rd - 116th Street to 131st Street
- 116th St - Widen Ex. Path & Add Vegetated Buffer/Fence
- Enhanced Buffers - Increasing Vegetated Buffers
- Enhanced Intersections
- Nickel Plate Trail - Add Neighborhood Connections
- Allisonville Rd - Providence Drive to Moll Drive
- Eller Road - 116th Street to Allisonville Road
- Lantern Road - Morgan Drive to Moll Drive
- 126th St - Allisonville Road to Lantern Road
- Thorpe Creek Greenway
- 126th Street - Cyntheanne Road to Atlantic Road
- 126th Street - Southeastern Pkwy. to Atlantic Road

Virtual Meeting #2

Recommendations Input

The second virtual meeting included a survey with questions that mirrored exercises from the second public meeting. A map with proposed recommendations was included with the survey, followed by questions asking respondents to rank projects in terms of priority.

Similarly, to previous input heard from the public, survey respondents identified themselves most commonly with a cyclist typology of "interested but concerned" (or Comfort Level 1 and 2). Designing bicycle facilities for "interested but concerned" riders involves creating infrastructure that addresses the specific needs and concerns of people who are interested in cycling but may be hesitant due to safety, comfort, or convenience issues. Identifying these user groups as the predominant riders in the city allows Fishers to prioritize projects that will meet the needs of the majority of users and also have the largest potential to encourage new riders.

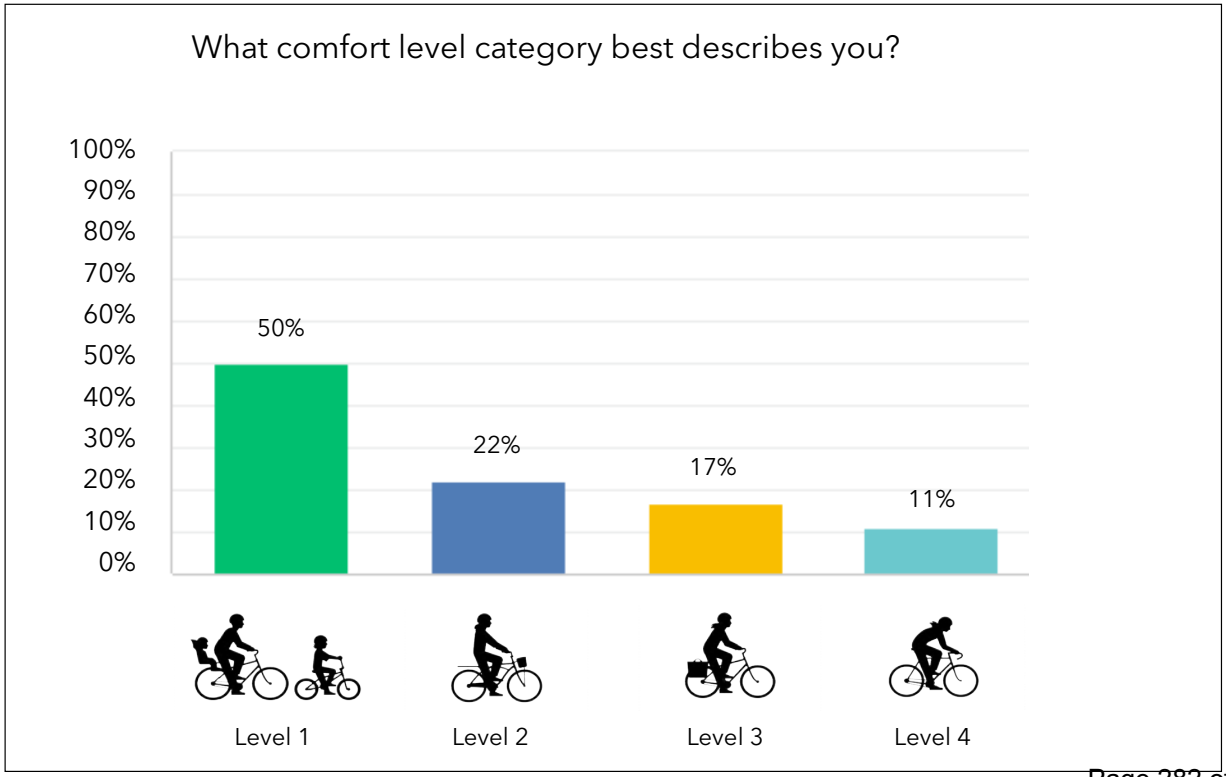
Like in the open house meeting, respondents for the virtual meeting ranked the improved crossing over I-69 as the highest priority project. The 106th Street connection between Hamilton Pass and Fall Road and the Cumberland Road gap between 96th Street and 126th Street recommended projects were also ranked as high priorities.

Many respondents selected two gaps in the current facilities to fill on secondary routes. These recommended projects included the gap on Eller Road from Allisonville Road to 10th Street, and the gap on Lantern Road from Morgan Drive to Apple Drive.

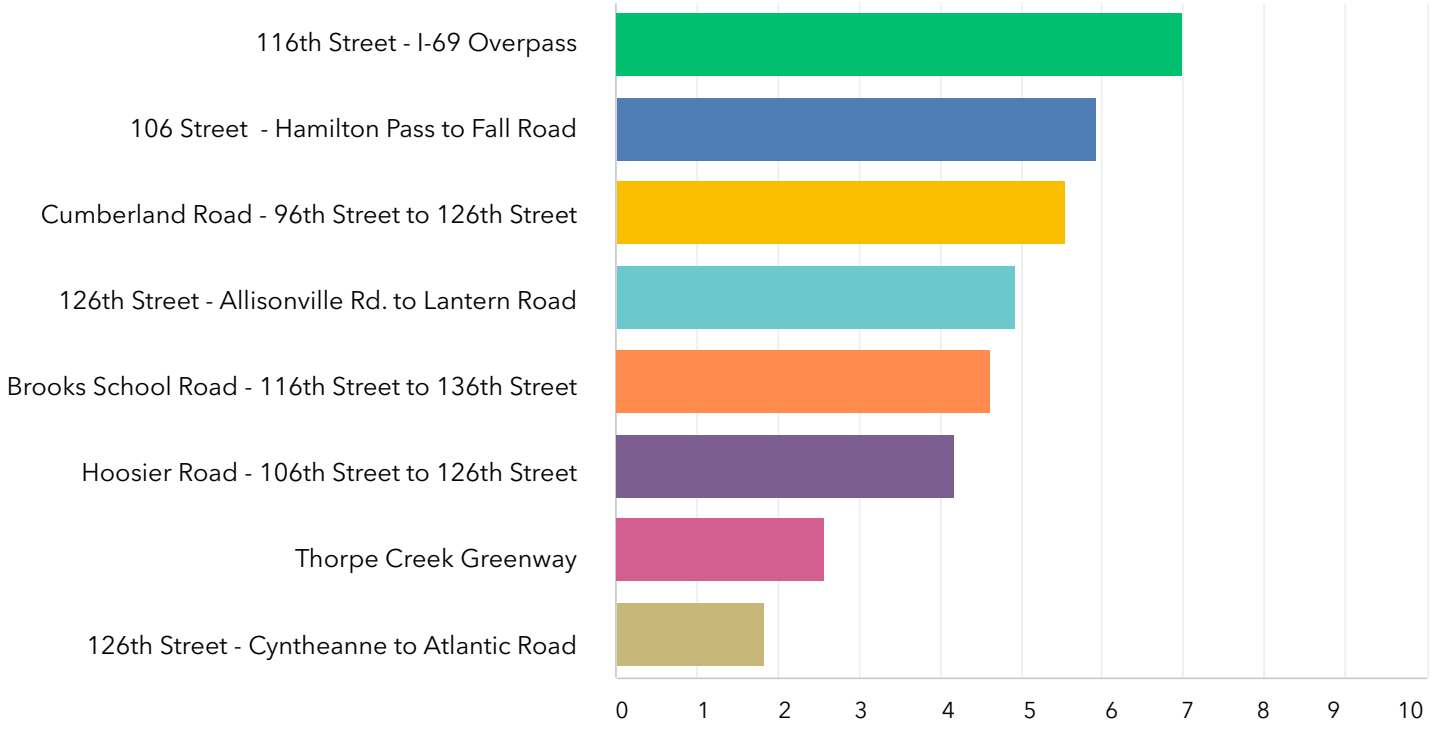
Additionally,most respondents requested more neighborhood and business connections to the Nickel Plate Trail. Increased connections to the trail will improve walkability throughout Fishers, as the Nickel Plate Trail acts as a spine in western Fishers.

Participation

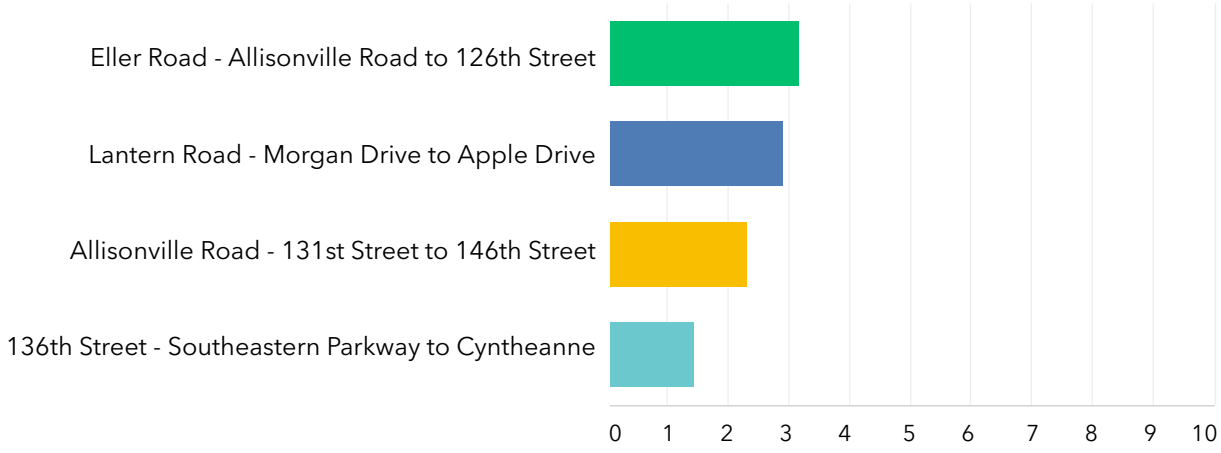
- 18 responses
- 67% completion rate
- 7 minutes to complete



The following recommended projects include filling in gaps in existing trails along PRIMARY pedestrian and bicycle corridors. Rank the following recommended project in order of importance to you, with 1 being most important and 8 being least important.



The following recommended projects include filling in gaps in existing trails along SECONDARY pedestrian and bicycle corridors. Rank the following recommended project in order of importance to you, with 1 being most important and 8 being least important.



Key Takeaways

The compilation of public input resulted in key takeaways for the Fishers Greenways and Trails Report. These key takeaways were utilized to develop, refine, and then prioritize plan recommendations.

The following summary list of takeaways from the community input can be grouped into four overarching categories or themes:

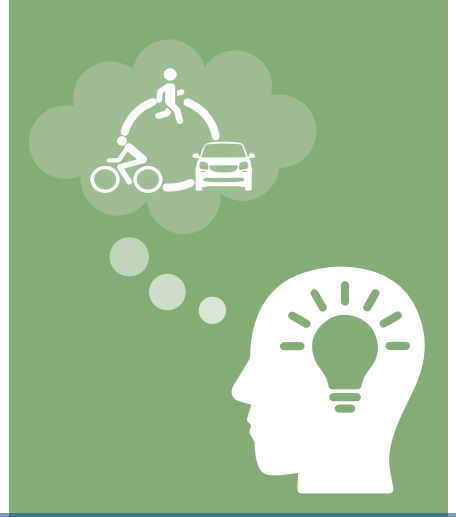
- Connect
- Protect
- Educate
- Enhance

CONNECT

- Complete gaps in existing pathway network.
- Provide more connections between neighborhoods and Nickel Plate Trail.
- Prioritize path connections between larger neighborhoods and key destinations (Nickel Plate District, Fishers District, Nickel Plate Trail, Prop. Community Center, Prop. Event Center)

PROTECT

- Increase safety and comfort for cyclists and pedestrians at roundabouts.
- Create more comfortable crossings for pedestrians and cyclists to connect Nickel Plate District and Fishers District.
- Provide longer crossing times and refuge islands for shorter crossing distances of major roadways like 116th Street and Allisonville Road.



EDUCATE

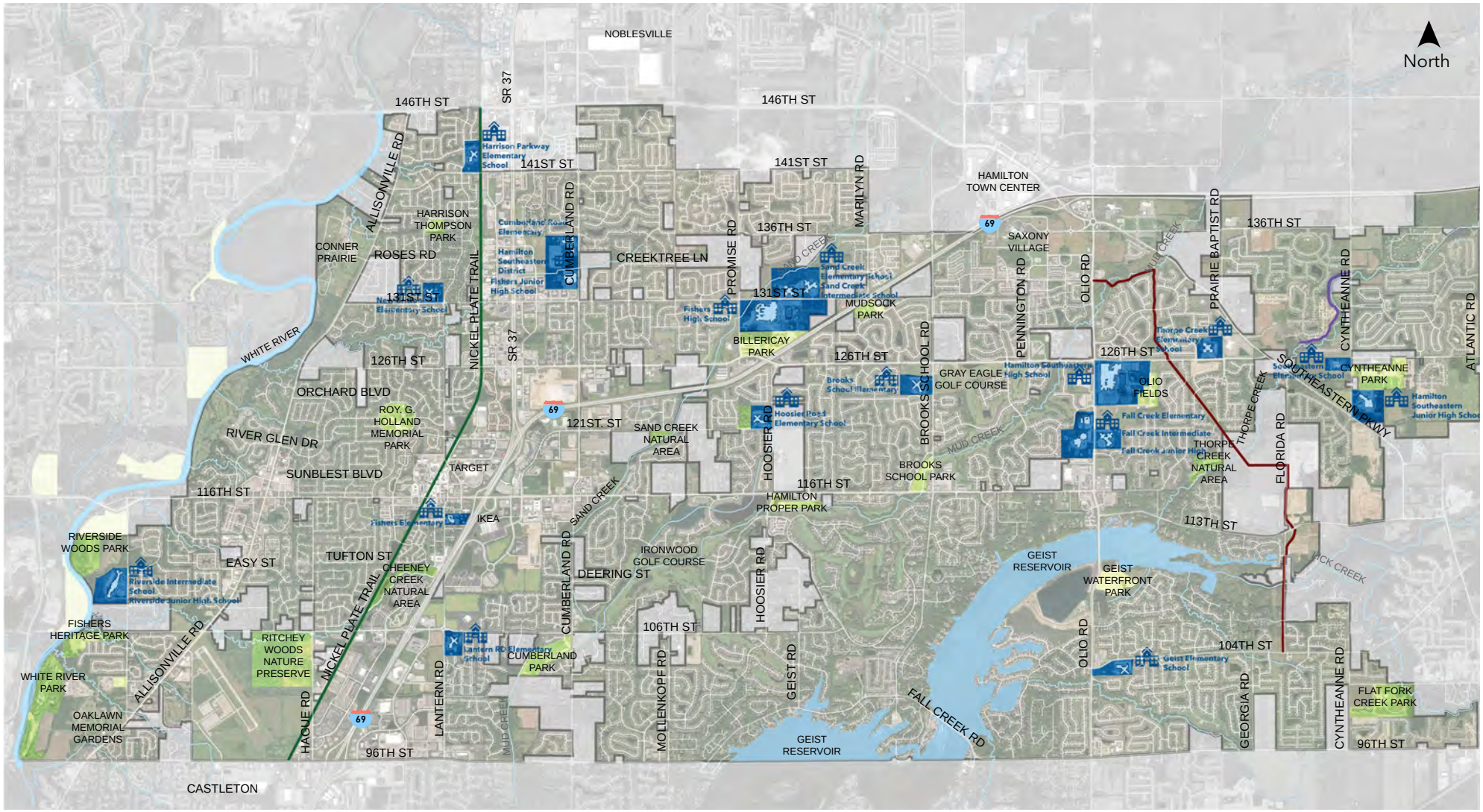
- Continue to educate motorists, cyclists, and pedestrians to create better understanding for rules-of-the-road and etiquette.
- Post and share about new projects and facilities as well as where existing facilities are located to encourage more use of bikes and walking.

ENHANCE

- Add amenities along trails such as benches, drinking fountains, water bottle fillers, and bike repair stations.
- Increase wayfinding, including pavement markings and signage to direct residents and visitors to destinations.
- Provide landscaping and trees to buffer trails and pathways from roadway traffic.

Chapter 5 - Network Framework

Project Area



Legend

- SCHOOLS
- PARKS
- ROADS
- NICKEL PLATE TRAIL
- GEIST GREENWAY
- THORPE CREEK GREENWAY

Framework Plan

The framework plan is a high-level strategic plan developed to ensure that the vision and goals for the Fishers Trails and Greenways Report are reached. This plan sets a framework for plan recommendations by first establishing the primary and secondary corridors before analyzing the network on a project basis. Along with public input, the city was assessed for common destination points, neighborhood access points, and corridors which would reach the highest number of residents. From this assessment the primary and secondary corridors were identified. These corridors make up the framework plan for Fishers trails and greenways.

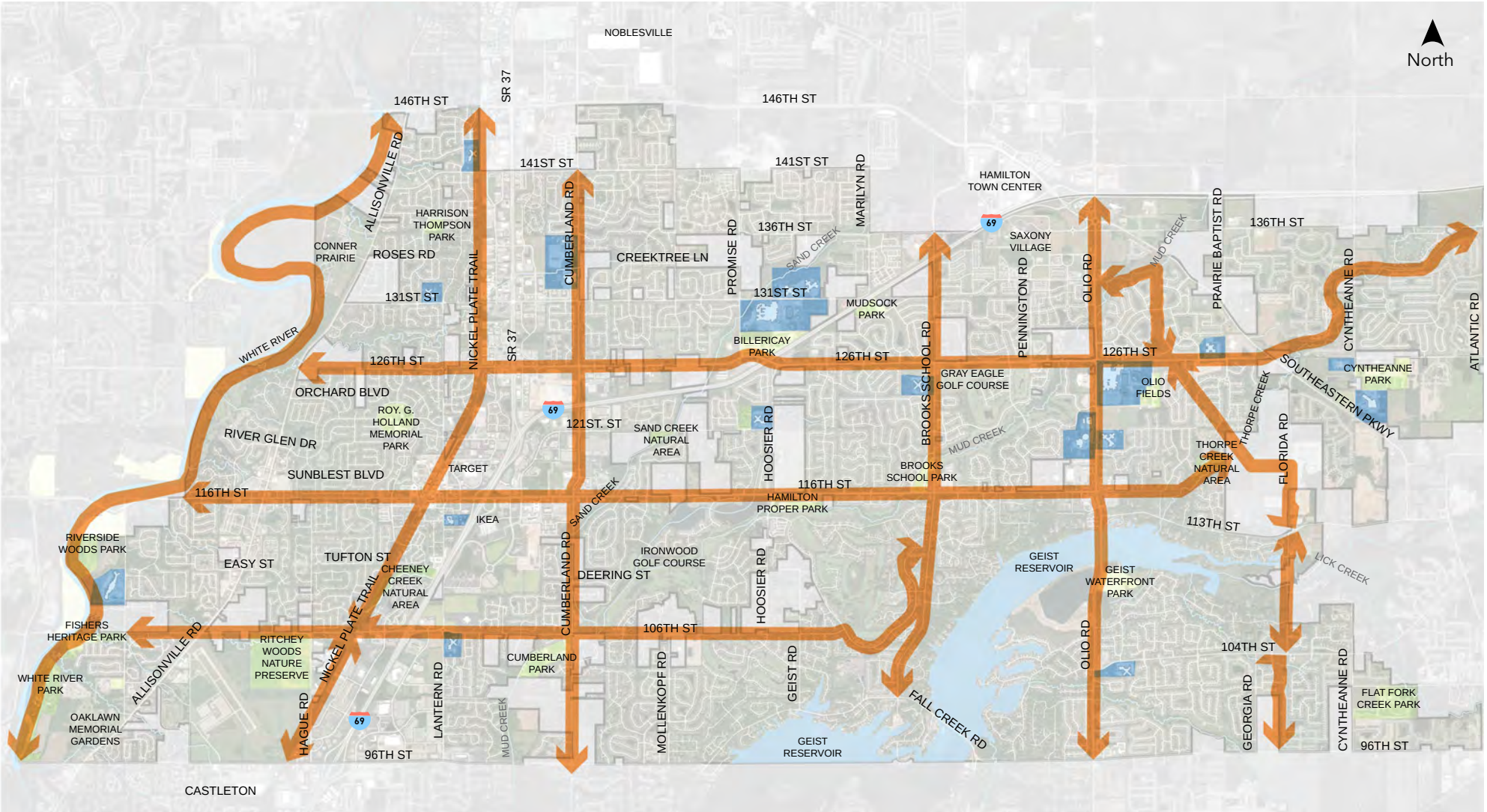
The plan is designed to serve as a guiding framework, informing future decision-making processes and investments in the development, maintenance, and improvement of the trail and greenway network.

While the primary and secondary corridors were developed to focus on creating connections across the city, it is important to remember the many other benefits of trails and greenways. For instance, smaller loops are very important for recreation and socialization and therefore, important components of a trails and greenways plan.

This chapter ends with a toolbox or kit of facility treatments and amenities that will contribute to the overall characteristic and comfort of bike and pedestrian facilities within Fishers. The toolbox includes criteria to consider for the application of each treatment for specific projects and includes the user typology associated with each facility type.

Nickel Plate Trail Crossing at E 131st Street

Primary Corridors



Legend

- SCHOOLS
- PARKS
- PRIMARY CORRIDORS

Primary Corridors

Primary Corridors were developed to create connections across the City of Fishers while reaching the greatest number of residents. These corridors are intended as the major thoroughfares for cyclists and pedestrians. Many of the primary corridors are the same as primary corridors for vehicular traffic, making them familiar routes for residents. The primary corridors also have the greatest number of connections to neighborhood trails and greenways and to the city's parks.

In general, existing facilities have been developed within these major corridors. Development has been organic with these corridors having wider right-of-way in addition to having direct connections either north/south or east/west across the city. Leveraging the existing facilities within these corridors will allow the city to make the most of limited resources by closing gaps in the corridors and creating a facility that allows access from one side of the city to the other without interruption.

Primary corridors are identified on the map to the left and include:

- 126th Street
- 116th Street
- 106th Street
- Cumberland Road
- Brooks School Road
- Olio Road
- White River Greenway

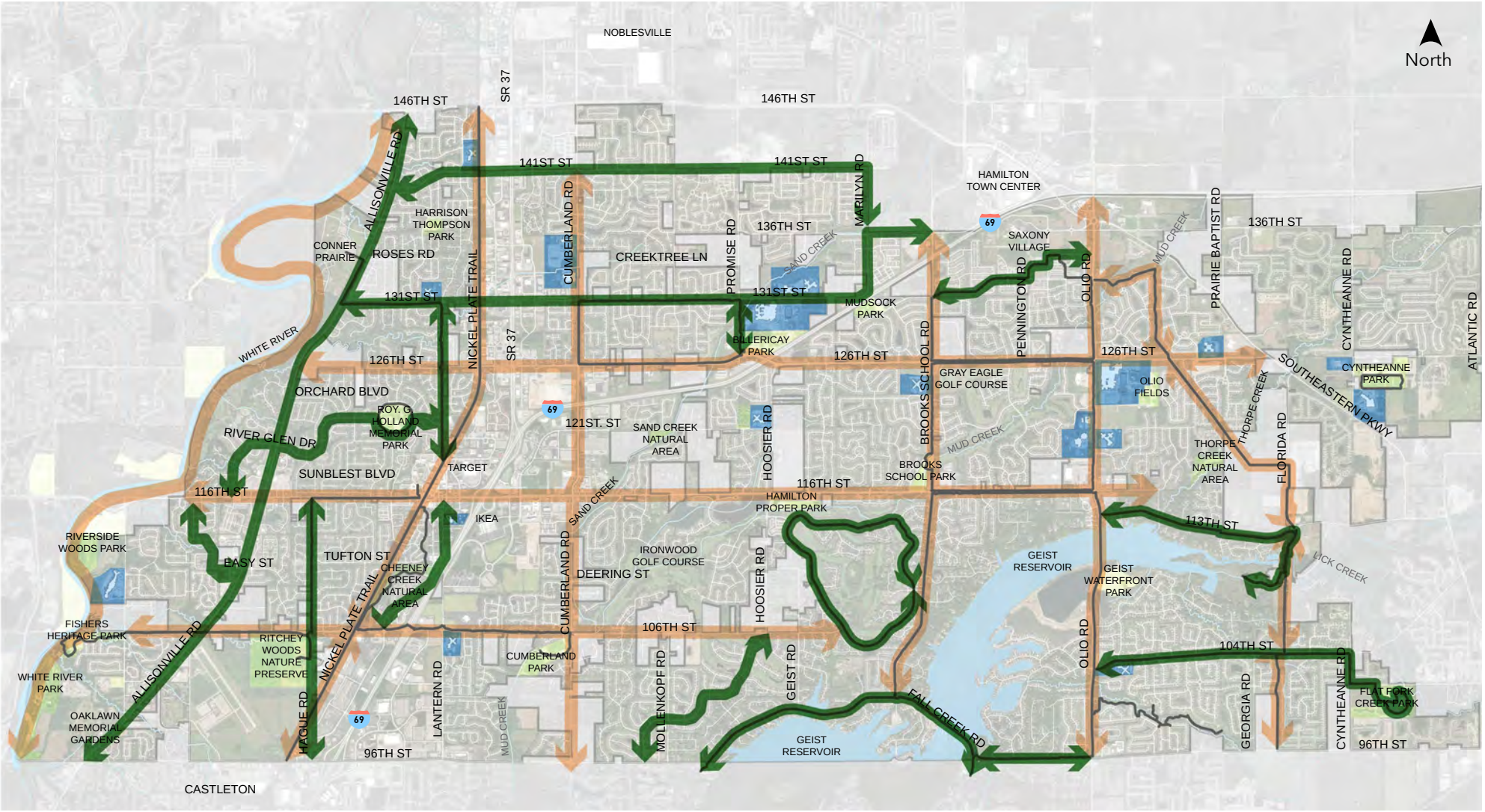
Fishers District Entry Sign

- Nickel Plate Trail
- Geist Greenway
- Thorpe Creek Greenway

As primary corridors, projects that help to complete these routes may be raised to a higher priority than other routes. Neighborhood connections which provide direct connections between neighborhoods and the primary corridors will also need to be prioritized.

Trail with Lawn Buffer

Secondary Corridors



Legend

- SCHOOLS
- PARKS
- PRIMARY CORRIDORS
- NAMED TRAIL ROUTES
- SECONDARY ROUTES

Secondary Corridors

Secondary corridors were developed to serve as the secondary level of connections and are complimentary to primary corridors. Some secondary corridors create important north/south and east/west connections, but they are either shorter connections or are located along corridors that are more commercial in character, making them less ideal for the more concerned cyclists or pedestrians. Greenway connections along natural corridors are also included as secondary corridors.

Secondary corridors identified on the map to the left include the following:

- 141st Street
- 131st Street
- 113th Street
- 104th Street
- Fall Creek Road
- Windemere Blvd.
- Allisonville Road
- Hague Road
- River Glen Dr.
- Lantern Road
- Thorpe Creek Greenway
- Sand Creek Greenway

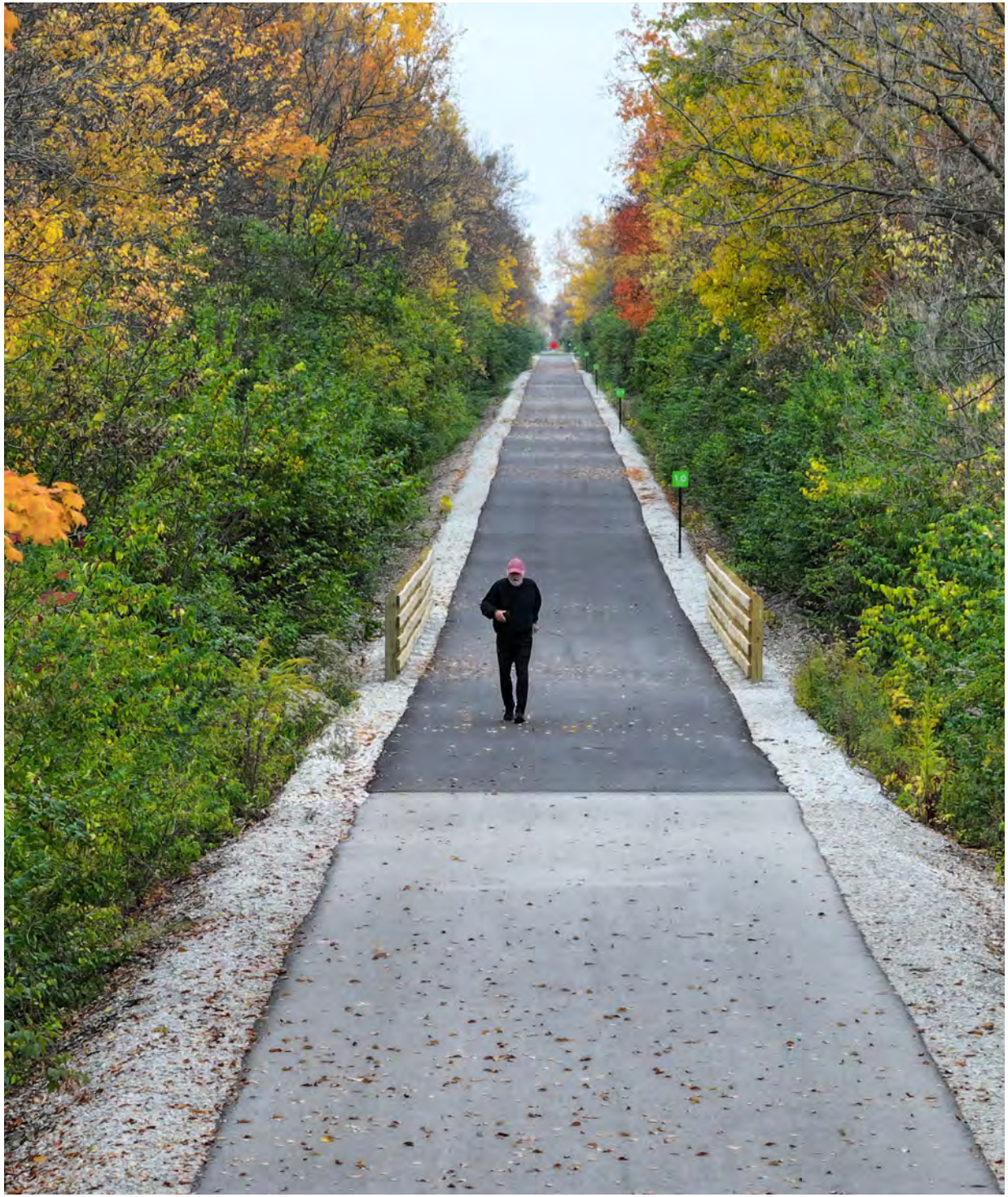
The secondary corridors build on the connections provided by primary corridors. These connections will create more opportunities for neighborhoods within Fishers to easily access the primary corridors. Completing the primary and secondary corridors is an ambitious goal but with strategic planning and development these connections will encourage more people to bike and walk when traveling around the city.

Bike and Pedestrian Trail along Fall Creek Road

Low-Stress Trails Network

Low-stress bicycle facilities reach the widest segment of people by connecting people to destinations through facilities that do not require cyclists to use links that exceed their tolerance for traffic stress and that do not require too many detours. By their nature, trails and pathways are usually low-stress facilities. However, when these pathways have gaps or when road crossings are higher stress, even trails can become higher stress facilities and may discourage people from traveling by bicycle.

The focus of the greenways and trails report is to create a connected network of low-stress facilities that will accommodate the largest number of people who typically fall into the "interested but concerned" cyclists typology. This means focusing on cyclists who are less comfortable riding in traffic but also addresses the facility type needed to attract new riders. The trail user comfort level analysis which looked at pathways, trails, and greenways and assessed the comfort level of each in relation to different types of cyclists is a key tool in understanding what improvements are needed to create this network. Areas where gaps occur or where the facility is determined to be "uncomfortable" for the target user group will need improvements to correct the missing piece in the network.



Nickel Plate Trail between 96th Street and 106th Street

Trail with Lawn Buffer along Fall Creek Road

Plan for the Future

As Fishers continues to grow, there will continue to be increased demand for trails and greenways in the city. While the city has an extensive network of facilities, previous strategies such as providing shared-use paths on one side of the road and sidewalks on the other side of the road may need to be revisited and altered. Once the gaps within existing networks are completed, the city will need to turn its attention to modifying or rebuilding some of the existing trails, especially within the primary corridors.

With the primary corridors that have been identified for bikes and pedestrians being the same corridors as those that carry vehicles, crossing these roads becomes the biggest barrier to a network of facilities that are considered low-stress routes. With more neighborhoods being completed on both sides of the primary corridors, having shared-use facilities on both sides will be needed in addition to improvements at intersections. For many of these corridors it will mean replacing existing sidewalks with shared use paths or adding a bicycle path adjacent to sidewalks. There will also be a point where users will exceed the capacity of existing facilities requiring either wider facilities or additional facilities within the same corridor.

Identifying primary corridors as a part of this plan should guide the city as new developments are proposed along the corridors. The city can work proactively with developers and private landowners to implement low-stress facilities as a part of new development. This might include replacing existing sidewalks or pathways with new facilities in the same location.

This plan is intended to provide direction for the city for development of trails and greenways over the next 5-10 years. As the city continues to develop the network of bicycle and pedestrian facilities and the city sees more cyclists and pedestrians there will be a need to reassess the network and ensure that user needs are being met. For instance, as shared use networks become more popular there can be an increase in conflicts between cyclists and pedestrians in addition to the more traditional conflict between motorists and these two user groups. Cyclists and pedestrians have a different speed differential which can create conflicts, especially on well-traveled corridors. The Nickel Plate Trail may be the one of the first facilities to see these types of conflicts. By reassessing the network, and getting an updated read on the user types, the city can modify future improvements and priorities to best meet the needs of the changing network.

Design Treatments

Introduction

Safe, convenient, and accessible facilities are essential to encourage walking or biking. The selection of a walking or cycling facility depends on several factors, including existing vehicular and pedestrian traffic characteristics, adjacent land use, and expected growth patterns.

Bicyclists have a wide range of abilities. Some are advanced and ride frequently while others may not ride their bikes often enough to feel comfortable in traffic. The most vulnerable group includes children who do not always understand traffic rules, are unable to gauge the speed of traffic, and often not as coordinated as adults. Understanding the range of abilities can affect the choice of facility type for different locations.

It is important for the Trails and Greenways Plan to include flexible design which can be modified to fit site and contextual conditions including available right-of-way, budgets, and construction complexity. The network should be designed to function as a complete transportation system for bicyclists and pedestrians while offering multiple design solutions, some of which are not ideal, but respond to the real-world context, constraints and opportunities that exist in the city at the time of project construction. The facility guidelines that are provided on the following pages should be utilized with engineering judgment, best practices, and design flexibility.

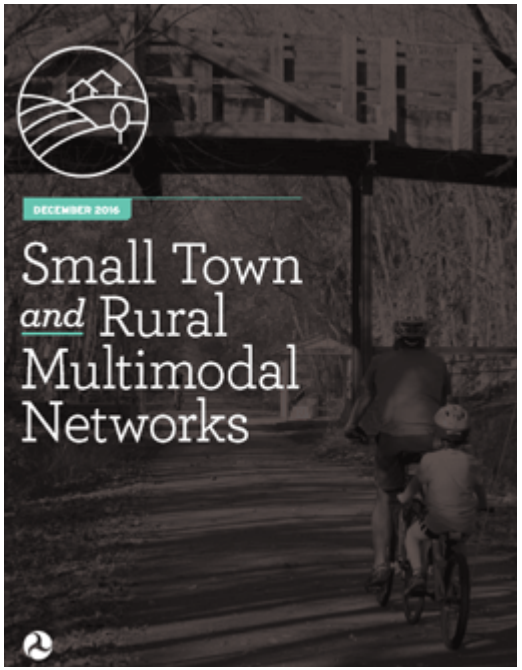
When future projects are being designed, each corridor should be analyzed for the appropriate facility starting with the preferred design, which is determined by the target user, and then downgraded if that preferred facility is not feasible. An important consideration in downgrading a preferred facility type is the need for a facility within a corridor. If the preferred facility will only be possible with additional funding or planning that will take years to accomplish (such as a high-cost project or the need to purchase right-of-way where established businesses exist) but the corridor provides a vital connection to the network, then the downgraded facility can become a short-term solution which provides an important, if not ideal, connection. Downgraded facilities can include a shared use path directly adjacent to the road rather than shared use path with a buffer or might include directing users to parallel paths in different corridors which are less direct but have more comfortable facilities.

National and State Guidance

The following pages include an introduction to facilities and amenities which are appropriate for trail and greenway development in Fishers. Each facility description includes general design considerations for trails and greenways and should be used alongside the latest National and State Guidelines. National and State Guidelines can change frequently and should be referenced with each project.

The following National and State Guidelines were utilized during the development of the design treatments:

- Indiana Design Manual (2013)
- AASHTO Guide for the Development of Bicycle Facilities (2012)
- AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities (2004)
- FHWA Shared-Use Path Level of Service Calculator (2006)
- Manual on Uniform Traffic Control Devices (2009)
- NACTO Urban Bikeway Design Guide (2012)
- Minikel (2011). Cyclist safety on bicycle boulevards and parallel arterial routes in Berkeley, California. Department of Urban Studies and Planning, Massachusetts Institute of Technology.
- NACTO Designing for All Ages and Abilities (2017)
- NACTO Don't Give Up at the Intersection (2019)
- FHWA Separated Bike Lane Planning and Design Guide (2015)
- FHWA Bikeway Selection Guide (2019)
- Dutch CROW Design Manual for Bicycle Traffic
- FHWA Small Town and Rural Multimodal Networks Guide (2016)
- FHWA Memorandum on Bicycle and Pedestrian Facility Design Flexibility (2013)
- FHWA Accessible Shared Streets: Notable Practices and Considerations for Accommodating Pedestrians (2017)
- ITE Designing Urban Walkable Thoroughfares
- ITE Recommended Guidelines to Accommodate Pedestrians and Bicyclists at Interchanges (2014)
- PROWAG - FHWA Public Right-of-Way Accessibility Guidelines (2023)



Facility Overview

Separate Facilities

Separate Facilities include facilities which are separate for each user type. Separate facilities can include cycle tracks, shared use paths with separate spaces for cyclists and pedestrians, and protected bike lanes. Each user type has their own facility which reduces conflicts between the different users who are usually traveling at different speeds. These facilities are most appropriate where there are more users of all types such as downtown areas and urban areas. These facilities typically provide the most comfort for pedestrians and cyclists. Separate facilities provide a lower stress network but also require the most space especially when each facility is buffered from the other facilities.

Greenways

Greenways are shared use paths which follow a natural corridor such as a creek. Greenways can also be located in utility corridors. Many greenways are in floodplains and create a linear park along lands that can't be developed because of flooding or other restrictions. Greenways typically include design and maintenance considerations which account for occasional flooding.

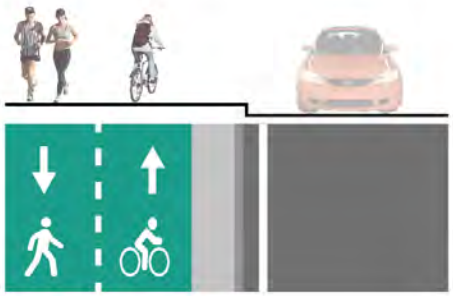
Greenways are separated from traffic and located in more natural corridors. These facilities are appropriate for families and children and persons with disabilities. Greenways can provide recreational opportunities in addition to transportation and create scenic routes within the bicycle and pedestrian network.

Trails

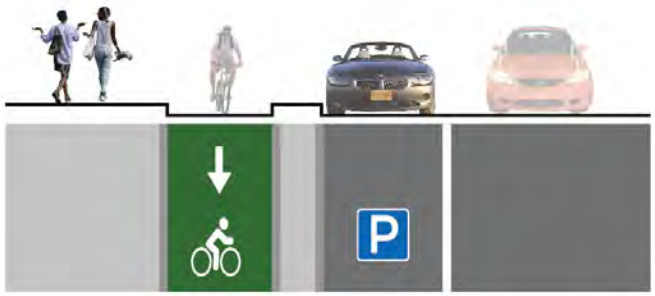
Trails are very similar to greenways but are typically located in parks and are not linear facilities. Trails are shared use paths and can include paved and natural surface trails. Trails are separated from traffic and often insulated from exposure to the sounds and sights associated with automobile traffic. Trails within parks often serve as loops and can be used for exercise and recreational purposes.

Trails provide another important facility for the bicycle and pedestrian network and are often a destination for cyclists and pedestrians. Trails may not always be accessible for those with disabilities, but each park or destination should strive to provide some trails that are accessible for those with disabilities.

Separate Facilities



Greenways



Trails

Shared Use Path

A shared use path is a two-way facility physically separated from vehicular traffic and is used by pedestrians, cyclists, and other non-motorized users. Shared use trails can also be more specifically classified as greenways or trails. Shared use paths should be designed with considerations for each specific location. For instance, a corridor which has high commuter traffic on bikes may have high conflicts if the same corridor is used by kids walking to school. Shared use paths are required to be designed to be accessible according to the Americans with Disabilities Act (ADA). Shared use paths are the most common facility seen in Fishers for cyclists and pedestrians.

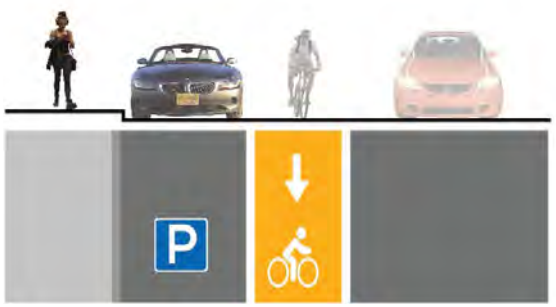
Sidewalk

Sidewalks are located throughout the City of Fishers and vary in width from 5' to 10' in the downtown area. Sidewalks are primarily intended for pedestrian and wheelchair use but can also be used by cyclists. Riding a bike on the sidewalk is legal in Indiana but some states have different laws. In areas where there isn't a high number of pedestrians or cyclists, sidewalks can function as a shared use path. However, as numbers of pedestrians and cyclists continue to increase, and more people are walking and biking for everyday trips, sidewalks will quickly reach their capacity and conflicts between the user groups will increase. Although sidewalks are facilities that are separated from automobile traffic, there are also conflicts between pedestrians, cyclists, and cars at intersections and driveways.

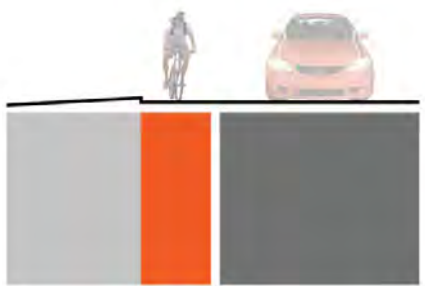
Shared Lane

Shared lanes, or shared roadways are typically most appropriate on neighborhood streets or where traffic volumes and speeds are low. Shared lanes indicate that cyclists and vehicles are sharing the lane. Sharrows (road markings) are used to indicate the shared lane corridor and provide direction for out-of-town riders. Shared lanes are not appropriate for pedestrians and typically include sidewalks on one or both sides of the road. Shared lanes usually include signs, especially Bikes May Use Full Lane (R4-11) signs.

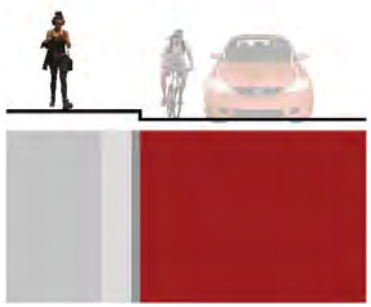
Shared Use Path



Sidewalk



Shared Lane



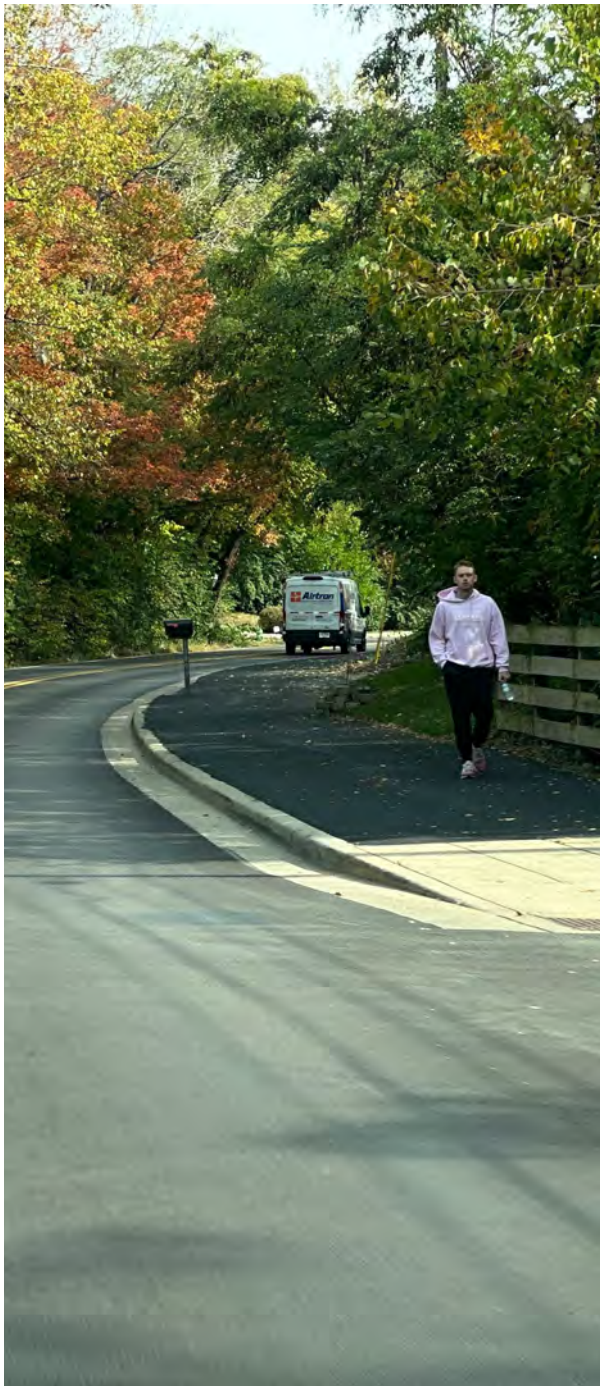
Separate Facilities

Cycle Track

Cycle tracks are also known as separated bike lanes or protected bike lanes and are exclusively for bicycle use. They are physically separated from motor vehicle traffic and distinct from the sidewalk. Cycle tracks can be at the grade of the adjacent roadway or at the grade of the adjacent sidewalk. Cycle tracks are more attractive to a wider range of bicyclists than striped bike lanes on higher volume and higher speed roads. They eliminate the risk of bicyclists being hit by an opening car door and prevent motor vehicles from driving, stopping, or waiting in the bikeway. They also create greater comfort for pedestrians by creating a facility that separates them from cyclists operating at higher speeds.

Shared Use Path - Separate Facility

Shared use paths with separate facilities for pedestrians and cyclists are simply shared use paths with adequate width to stripe separate lanes for each user type. These facilities allow separation of modes in areas with existing or anticipated higher levels of activity and should include a minimum 10′ width bikeway and minimum 5′ width walkway. These facilities require adequate width for side-by-side travel and passing. A minimum 2 feet graded area with clearance from lateral obstructions, such as railings, rocks, bridge piers, and poles is recommended. Striping must be maintained at regular intervals on these facilities for them to continue serving their purpose of accommodating multiple use types.



Buffered Bike Lane

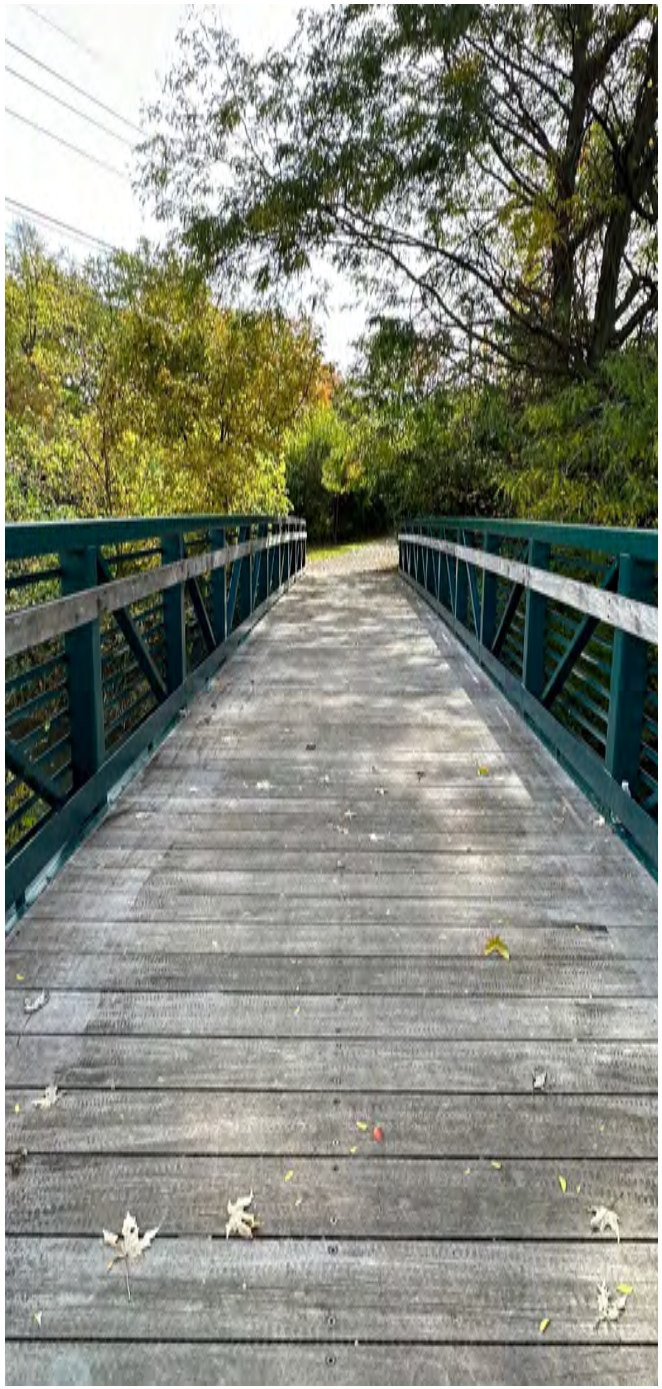
Buffered bike lanes are on-street facilities that offer a buffered, separated facility from cars. Separation treatments can include pavement striping, curbs, and curbed plant beds. These facilities may be one-way or two-way and are intended for exclusive use by bicycles.

Buffered bike lanes are typically well received by cyclists of all ability levels. The separation from traffic provides for safer cycling environments. The amount of comfort and perceived safety may be dependent on the buffer type. Curbs and curbed plant beds offer the most protection while pavement striping or breakaway bollards may feel less safe to some cyclists.

Bike Lane

Bicycle lanes provide an exclusive space for bicycles on roadways. Bike lanes are one-way facilities that parallel the direction of travel and are located on each side of a two-way roadway or on one side of a one-way roadway.

Cyclists with various experience levels usually feel comfortable using bike lanes. However, roads with a lot of traffic are not as comfortable and families do not usually feel safe riding with children in bike lanes. Bike lanes are most appropriate on streets with posted speed limits of 25 mph or greater. Bike lanes create separation between cyclists and automobiles and visually remind motorists of bicyclist's rights to use the street.



Greenways and Trails

Greenway - Natural Corridor

Greenways are separated from vehicular traffic and usually located in natural corridors such as along creeks. Fishers has a network of creeks which provide a unique opportunity to connect the city through these natural areas. These trails can be scenic in nature and create a unique environment for residents to bike or walk in. The design of greenways should be balanced between providing adequate facility with and the impacts that are made to the corridor. Greenways can vary in width from 8' wide to 12-15' wide. Greenway design must account for flooding and additional maintenance measures will be needed for these facilities. Greenways can be enhanced with amenities such as benches, rest areas, and scenic overlooks along the corridors.

Greenway - Utility Corridor

Large utility corridors can also be good environments for development of greenways. Utility corridors often connect large areas of the city but are limited in the type of use that can be located along with the utilities.

Greenways which serve a high percentage of pedestrians (30 percent or more) or are to be used by large maintenance vehicles should be wider than 10 feet. Greenways on steep grades should be wider to account for higher bicycle speed in the downhill direction and additional space for faster bicyclists to pass slower bicyclists and pedestrians in the uphill directions.

Trails - Paved

Paved trails within parks are typically shared use trails but may have more of a focus on pedestrians as users. Trails usually provide two-way travel and accommodate a wide variety of user ages and abilities.

Trails within parks are often located in environmentally sensitive areas and are designed to minimize impacts to sensitive natural resources such as floodplains, stream buffers, steep slopes, highly erodible soils, wetlands, and rate, threatened and endangered habitat.

Trails - Natural

Natural trails within parks include a variety of surface types including compacted dirt, compacted stone, and mulched pathways. These trails often follow the existing terrain and are not always ADA accessible. Natural trails create unique user experiences for cyclists and pedestrians interacting with natural areas. Many times, these trails are destinations in themselves with cyclists and pedestrians traveling to them for recreation.

Underpass/Overpass

Greenway trails that travel along creek and river corridors may include roadway underpasses. These underpasses often utilize existing infrastructure using existing road bridges to cross under roadways. With barriers such as Interstate 69 and S.R. 37, these underpasses can provide important connections for cyclists and pedestrians by creating facilities that are separate from vehicles.

Overpasses serve similar functions by creating connections over existing barriers. Although, these can be more extensive and costly in nature, they are often the best solution to connect areas on opposite sides of a barrier such as the interstate.

Boardwalk

Boardwalks and bridges are important components of greenways. These facilities can elevate greenways out of the floodplain to provide more continuous use while also providing a unique user experience during high water times. Boardwalks can also be used to provide access to sensitive areas such as wetlands or bog areas.

Shared Use Path

Shared Use Path - Buffer

Shared use paths provide a shared space for both bicyclists and pedestrians and are separate from vehicular traffic. Shared use paths should be used when pedestrian and cyclist volumes are low enough that conflicts rarely occur or in areas where physical space is too constrained to provide for separated facilities. The safest and most comfortable shared use path is buffered from the adjacent roadway with a turf or landscaped area. Shared use paths should be a minimum of 8′ in width and may need to be increased to 12-15′ in width in areas with heavy use. Shared use paths can have safety concerns when placed adjacent to a roadway with frequent driveway or intersection crossings.

Shared Use Path - Small Buffer

In areas where there is not enough right-of-way to provide a wider buffer between the road and the path, a smaller buffer area can be used. These buffers should be a minimum of 2-3′ and should be at the same grade as the shared use path when possible. The smaller buffer provides a “recovery area” for when cyclists or pedestrians run off the path. Although not as comfortable as a shared use path with a wider buffer, shared use paths with a small buffer are still more comfortable than paths with no buffer.

Shared Use Path - Vertical Buffer

Shared use paths which are in limited right-of-ways which cannot accommodate a turf or landscape buffer, a vertical buffer can provide protection for cyclists and pedestrians within a smaller space. Vertical barriers can include fences, guardrails, or landscaped buffers. Landscaping provided in these narrow areas requires specific plant species selection and additional maintenance. Fences and guardrails can be installed with additional reinforcement to provide protection from vehicular traffic.

Shared Use Path - No Buffer

Shared use paths directly adjacent to roadways are the least comfortable, or most stressful, of the shared use path options. However, in high priority corridors with limited right-of-way, these facilities can provide important connections for the bike and pedestrian network. Typically, these facilities are located along roadways with curb separation between the roadway and the shared use path. Without the curb, facility limits for bikes and pedestrians can be confused with roadway facilities.

Shared Lane and Other On-Road Facilities

Shared Lane

Shared lane marking (or sharrows) are pavement markings that denote shared bicycle and motor vehicle travel lanes. The markings are two chevrons positioned above a bicycle symbol and are located where the bicyclists are anticipated to operate. These facilities are appropriate for local roads with low traffic speeds and volumes. Shared lanes are only intended for use on streets with posted speed limits of 25 mph or less and traffic volumes of 3,000 vehicles per day. Shared lanes may be used as a temporary solution on constrained streets with up to 10,000 vehicles per day until a more appropriate bikeway facility can be implemented. The sharrows should be a minimum of 4′ from the curb (to centerline) and 11′ from curb where parking is permitted.

Neighborhood Greenway

Neighborhood Greenways, also called Bicycle Boulevards, are community-focused facilities created to provide safe, inviting, and environmentally friendly corridors for pedestrians and cyclists within residential neighborhoods. Neighborhood greenways are designed to prioritize the needs of non-motorized users and use existing streets with low motorized vehicle traffic volumes and speeds. They use signs, pavement markings, and speed volume management measures to discourage through trips by motor vehicles and create safe, comfortable crossings of busy arterial streets. Neighborhood greenways typically use existing low-stress streets that parallel a major corridor.

Bicycle Route

Bicycle routes are a system of signs and pavement markings that guide bicyclists along preferred routes to destinations across the city and region. Signs may state the distance and destinations or include route numbers. Bike routing is used to establish a preferred route where bikeway infrastructure is not needed or is not feasible. Bike routes are most often used by experienced cyclists who are comfortable riding on roadways. These routes are often not used by less experienced riders or families. Wayfinding and signage can encourage the use of lower-stress bikeways.

Bicycle and Pedestrian Safety Features

Crosswalks

There are two types of crosswalks most commonly used in the United States. Most crosswalks are either a zebra crosswalk or a parallel crosswalk. Each type indicates to drivers and pedestrians different circumstances of use. The zebra or ladder crosswalk is designed to make it easier for drivers and pedestrians to identify and includes stripes used to make it resemble black and white stripes similar to a zebra or rungs on a ladder. The parallel crosswalk is made of two simple but essential parallel lines that indicate where the pedestrian should walk. Other crosswalk types can include decorative crosswalks, often used in special districts or downtown areas, and painted crosswalks. Painted crosswalks are used to increase crossing visibility but may require more maintenance.

Raised Crosswalks

Raised crosswalks are ramped speed tables spanning the entire length of the roadway. The crosswalk is marked with paint and/or special paving materials. These crosswalks act as traffic-calming measures that allow pedestrians to cross at grade, or at the same height as the sidewalk. Raised crosswalks increase the visibility of pedestrians and cyclists and act as traffic calming measures by making the vehicle slow to cross. Detectable warnings (truncated domes) and curb ramps are installed at the street edge for pedestrians with impaired vision. Raised crosswalks are often used with crosswalk visibility enhancements.

Median Refuge Islands

Median refuge islands are raised islands that provide pedestrians and bicyclists with refuge and allow multi-stage crossings of wide streets. They can be located mid-block or at intersections and along the centerline of a street, or as roundabout splitter islands. Refuge islands should be a minimum of 6 feet wide and are preferred to be wider. Cut-through openings should equal the width of the crosswalk. Cut throughs may also be wider in order to allow clearing of debris and snow but should not be wide enough to allow cars to use the space for U-turns. Curb ramps with truncated dome detectable warnings and 5'x5' landing areas are required.

Intersection Treatments

Many designs used at intersections to improve motor vehicle capacity and driver safety can create significant challenges for bicyclists and pedestrians. On- and off-ramp configurations can be difficult for on-road cyclists to cross due to lack of visibility of approaching motorists, intersection roadway angles, undefined areas created by lane merges, and the significant speed differential between bicyclist and motorists. Designs at intersections need to substantially reduce motorists' speeds and maximize viability between roadway users.

Intersection treatments should include highly visible and coherent bicycling routes. Bicycle and pedestrian crossings should be in conspicuous locations where there are clear sight lines between motorists and bicyclists and pedestrians.

Roundabout Treatments

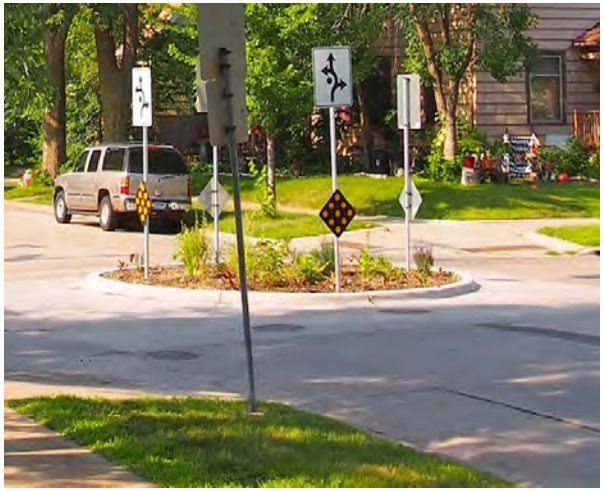
Roundabouts are a popular design solution for intersections because they allow almost continuous flow of traffic through an intersection while generally reducing travel speeds and the number of conflict points. However, many bicyclists are not comfortable navigating roundabouts with vehicular traffic, especially in multi-lane roundabouts, roundabout should be designed to facilitate travel outside of the circular roadway, whether a separated facility is provided on the approaches.

Bicycle ramps should be used to allow on-road cyclists to move from the roadway to the adjacent separate facility. When shared use paths or separated bike lanes are provided at roundabouts, they should be continuous around the roadway.

Shared Use Path Crossings

Shared use path crossings at mid-block, at roadway intersections, or at grade-separated intersections. Design solutions should maximize visibility and provide appropriate traffic control based on the character of the roadway. Designing a mid-block crossing involves a number of variables, including anticipated mix and volume of path users, the speed and volume of motor vehicle traffic, the roadway configuration, the sight distance that can be achieved at the crossing location, and other factors. High visibility crosswalks are recommended at uncontrolled path-roadway intersections. Crossing islands (or refuge islands) can be beneficial at path-roadway intersections with high motor vehicle volumes or speeds and long crossing distances.

Supporting Elements

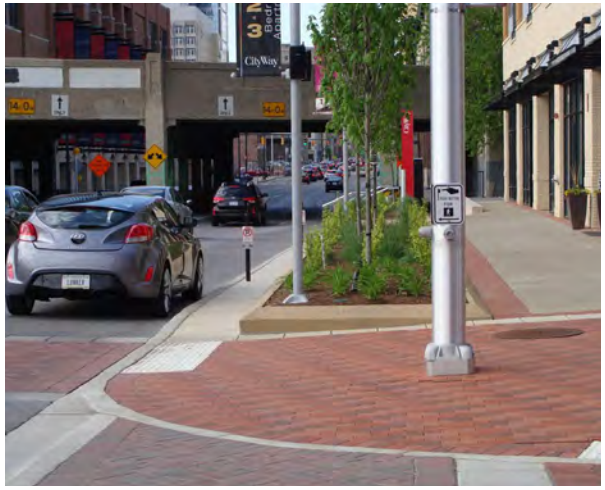


Traffic Calming

Traffic calming refers to design strategies implemented in roadways to slow down vehicle speeds. The goal of traffic calming is to create safer and more livable streets by making them more pedestrian-friendly and discouraging speeding. Some traffic calming strategies include:

- Speed humps/bumps
- Chicanes
- Raised Crosswalks
- Roundabouts
- Road Diets
- Traffic Circles

Traffic calming designs are intended to balance between different modes of transportation, enhance the overall safety of the road, and contribute to a more pleasant and walkable environment.



Reduced Curb Radius

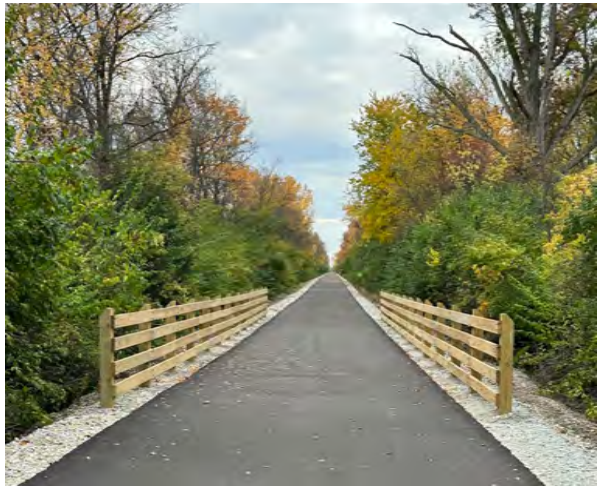
Reducing curb radii is a traffic calming strategy that involves decreasing the turning radius at intersections. By tightening the turning radius, this technique aims to slow down turning vehicles, enhance pedestrian safety, and discourage speeding. A smaller curb radius forces vehicles to make sharper turns, which inherently lowers turning speeds. A tighter curb radius often results in a larger area between the corner and the crosswalk providing a refuge for pedestrians while also reducing the crossing difference for pedestrians. Using reduced curb radius at intersections must be carefully designed considering the context of the area. Factors such as emergency vehicle access, transit routes, and the needs of all road users must be considered during the planning and implementation process.

Wayfinding

Wayfinding for bike and pedestrian facilities provides clear and easily understandable information to guide users, enhance their experience, and promote safety. Signage is designed to help cyclists and pedestrians navigate through a network of paths, trails, streets, and other transportation facilities. Effective wayfinding systems for cyclists and pedestrians typically include a combination of signage, maps, and other informational elements. Signage might include directional signs indicating the route to popular destinations, landmarks, key points of interest, and distance information. Wayfinding typically includes maps at strategic locations such as trailheads, intersections, and major access points. Maps should highlight the overall network, routes, and points of interest.

Speed Humps/Bumps

Speed humps are physical traffic calming devices designed to slow down vehicular travel. They are typically raised from the road 3-4" and can extend across the width of the road. The primary purpose of speed humps is to encourage drivers to reduce their speed, improving road safety for cyclists and pedestrians. Speed humps are usually marked with paint or reflective materials to enhance visibility. Markings help alert drivers to the presence of the hump and encourage them to slow down. Speed humps are strategically placed to ensure that drivers do not accelerate excessively between humps, maintaining a controlled speed throughout the designated area. Speed humps are designed to be traversable by emergency vehicles at controlled speeds.



Maintenance

Maintenance is crucial for ensuring the long-term functionality, safety, and attractiveness of bike and pedestrian systems. Regular upkeep helps address wear and tear, respond to safety concerns, and enhance the overall experience for users. Maintenance strategies might include:

- Regular inspection
- Pavement repair and resurfacing
- Signage and markings
- Vegetation management
- Lighting
- Safety features
- Snow and ice removal
- Bike parking facilities
- Trash and litter removal
- Accessibility upkeep
- Record keeping

Programs & Education

Implementing programs and education initiatives for bike and pedestrian networks is essential for promoting safety, awareness, and encouraging active transportation. These programs aim to educate users, enhance public awareness, and create a culture that supports walking and cycling. Some programs might include:

- Safety education programs
- School outreach
- Community workshops
- Public awareness campaigns
- Helmet and safety gear programs
- Adult education
- Skill-building events
- Cycling and walking tours
- Incentive programs
- Bike maintenance clinics
- Community events
- Online resources

Amenities

Bike Parking

Well-designed and accessible bike parking facilities encourage people to choose bikes for commuting, shopping, and leisure. Parking facilities should be easily accessible and close to destinations such as transit hubs, workplaces, shopping centers, and recreational areas. Bike parking should be accessible to people of all abilities, including those with disabilities. Bike parking facilities have sufficient capacity to meet demand, especially during peak hours or at popular destinations. Whenever possible, bike parking should be located in covered or sheltered areas to protect bicycles from the elements. Businesses and employers should be encouraged to support and promote bike commuting, including providing adequate bike parking.

Seating

Seating can be used to enhance the users' experience along trails and greenways. Providing seating can create comfortable and inviting public spaces. Seating encourages people to rest, socialize, contributing to a more vibrant and inclusive community. Seating should be placed in scenic areas or near interesting landmarks. Seating should be accessible to people of all abilities. Maintenance should be considered when choosing materials for seating. Seating should be placed to ensure that seating areas do not obstruct pedestrian and cyclist pathways.

Lighting

Lighting along trails and greenways can enhance safety, promote nighttime use, and create a welcoming environment. Lighting is also an essential component for safety at roadway crossings and intersections. Lighting can be used at trailheads to improve visibility and wayfinding, but design should consider the context of the trailhead for appropriate lighting levels. Regular inspection is needed for maintenance of lighting. Trail and greenway users can help to guide design and placement of lighting along trails. Careful planning of lighting is needed to create safer and more inviting environments for nighttime use while minimizing impacts to the surrounding areas.

Trailheads

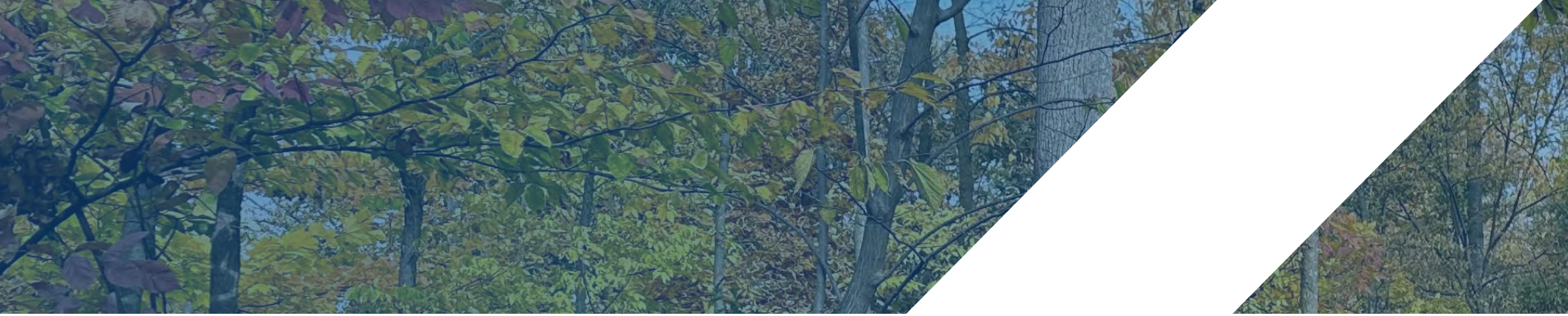
Trailheads are key access points of access to trails and can mark the beginning or end of a trail system. Trailheads serve as entry points for users and can include amenities and information. Trailheads should include adequate parking to accommodate trail users, especially during peak times. Both vehicular parking and bike parking should be considered. Trailheads can include information about the trail including maps and trail rules. Amenities might include restrooms, seating, wayfinding, drinking fountains, bike repair stations, information kiosks, and public art.

Shade

Shade can be an important contributor to the overall comfort of trails and greenways. Shade can be provided by trees or other canopy cover. Trails which have adequate shade will see more use during the warmer summer months and can contribute to more people using the trails and greenways network. Shaded areas along trails can serve as gathering spaces for social activities, or events, promoting community engagement. Shaded benches or seating areas provide users with comfortable rest spots, promoting additional social interactions among users. Shaded areas reduce the urban heat island effect and contribute to overall energy efficiency by providing cooling effects. Shaded areas also contribute to carbon sequestration leading to better air quality.

Community Engagement

Community engagement hubs can be added along trails and greenways to enhance the user's experience. Many times, these areas become destinations along the trails. Community engagement hubs might include a local restaurant with a patio, community gathering space, parks, play areas, and event spaces. The City of Fishers has recognized the value of community engagement hubs with several located along the Nickel Plate Trail including the Fishers Nickel Plate District, the Fishers Amphitheater, and the Hub & Spoke. Public art can be incorporated into the hubs.



Chapter 6 - Recommendations

Introduction

The recommendations in this plan have been developed to enhance the trail and greenway infrastructure within the City of Fishers. The proposed recommendations will create a safer, more accessible, and connected network for both cyclists and pedestrians, contributing to a healthier, more connected, and environmentally conscious community. The proposed recommendations are focused on creating a continuous network of low-stress facilities, connecting facilities that have existing gaps, and implementing safe and comfortable road crossings for cyclists and pedestrians.

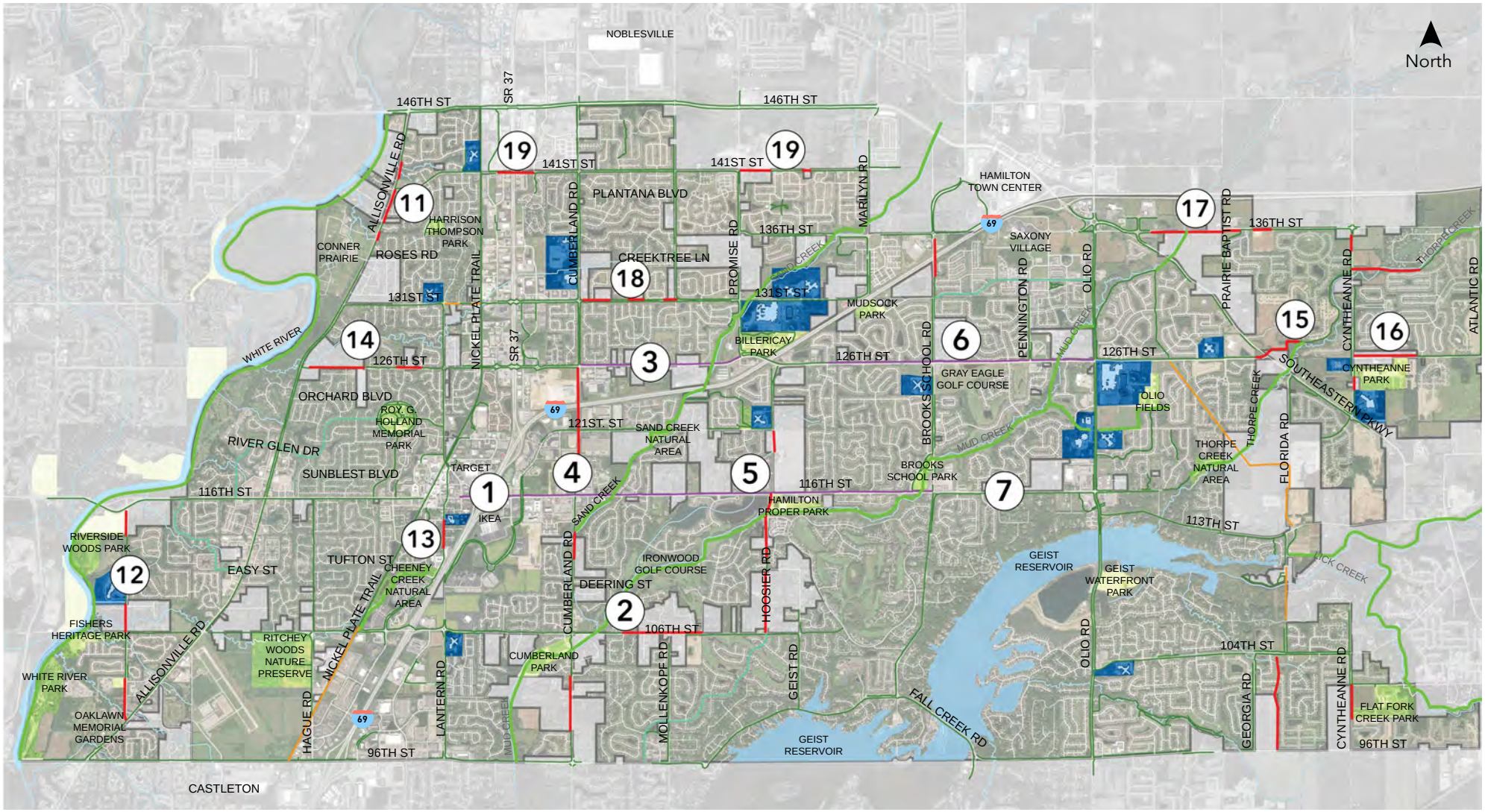
By implementing the proposed recommendations included on the following pages of this chapter, the City of Fishers will have a network of trails and greenways that encourages more bike and pedestrian travel around the city. Having a connected network will instill confidence in residents who want to explore the city, or reach their destinations, on bike or by foot. The city has the potential to realize all of the benefits of trails and greenways included in the previous Network Framework chapter.

Proposed recommendations in this chapter include project recommendations and policy and program recommendations. Implementation of the proposed recommendations is detailed in the following chapter through a priority action plan.

Path along Road

Nickel Plate District Signage

Proposed Facility Recommendations



Legend

- SCHOOLS
- PARKS
- EXISTING FACILITY
- RECOMMENDED FACILITY TO BE UPGRADED
- RECOMMENDED TRAIL TO FILL GAP
- NEW FACILITY IN PROGRESS
- RECOMMENDED SHARED LANE
- RECOMMENDED GREENWAY

Project Recommendations

Recommended projects are shown on the Facility Recommendations Map on the preceding page. Recommended projects include proposed trail connections to fill gaps in the existing network, recommendations for upgrades to existing facilities, and proposed shared lane roadways. New facilities that are currently being built are also illustrated on the adjacent map.

Recommended projects represented on the Facility Recommendations Map include:

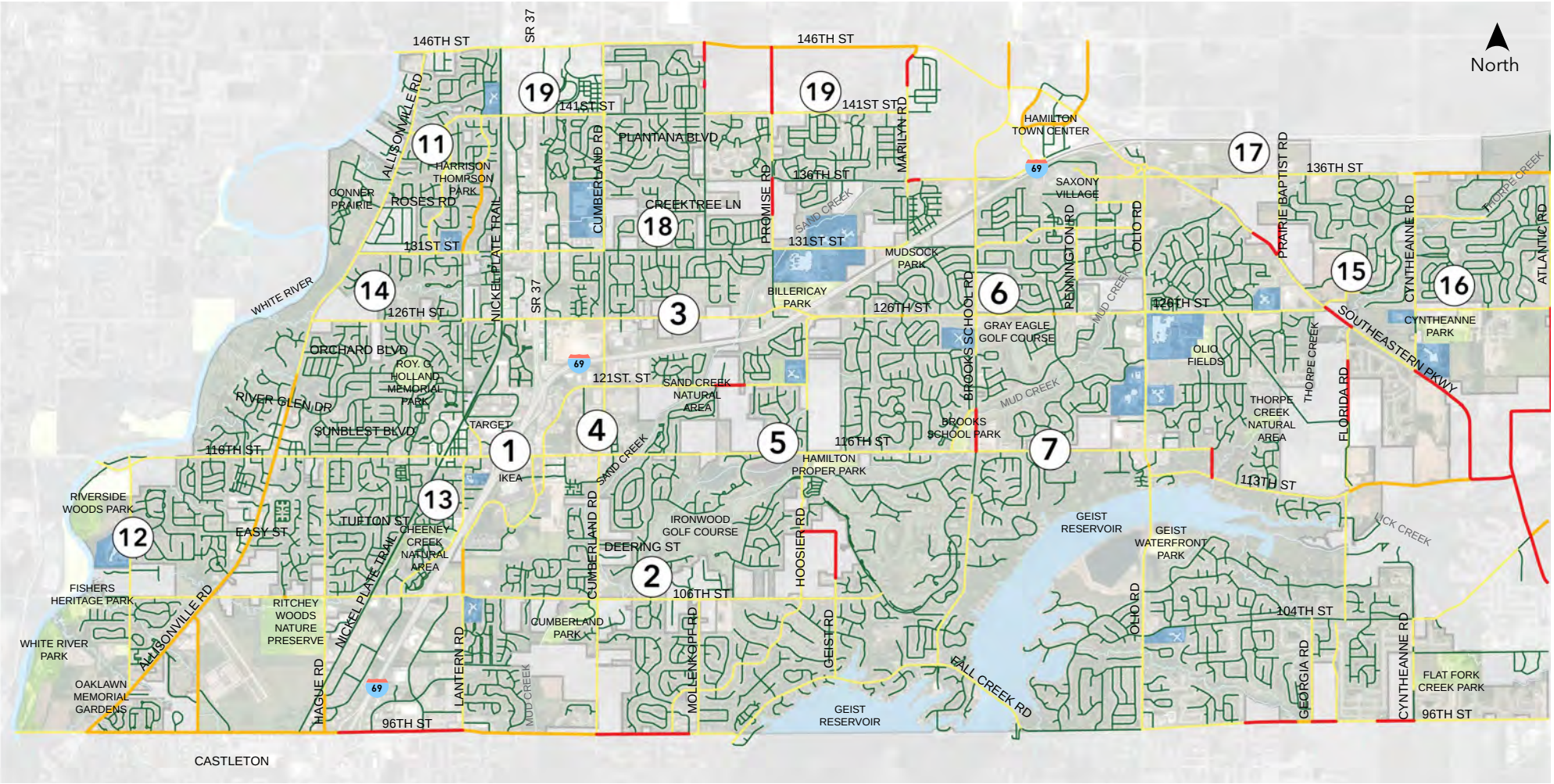
1. 116th Street
2. 106th Street
3. 126th Street
4. Cumberland Road
5. Hoosier Road
6. Brooks School Road
7. 116th Street
8. Enhanced Buffers
9. Improved Intersections
10. Nickel Plate Trail
11. Allisonville Road

Bird's-Eye View of Thorpe Creek Greenway

12. Eller Road
13. Lantern Road
14. 126th Street
15. Thorpe Creek Greenway Extension
16. East 126th Street
17. East 136th Street
18. 131st Street
19. 141st Street

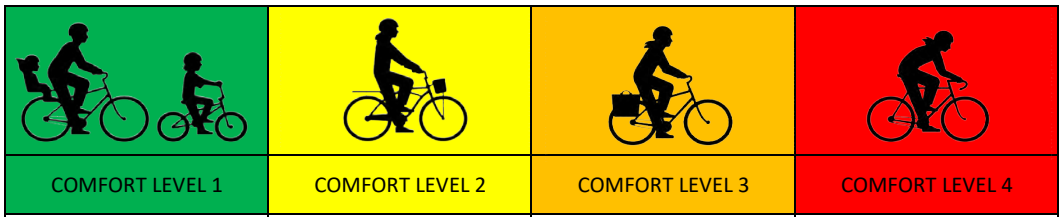
Each recommended project is shown in further detail on the following pages. It is important to note that the proposed recommended projects shown on the following pages have been designed at the master plan level and do not include an engineered design or land acquisition considerations.

User Comfort Level Map with Proposed Recommendations



Legend

- COMFORT LEVEL 1
- COMFORT LEVEL 2
- COMFORT LEVEL 3
- COMFORT LEVEL 4



Proposed User Comfort Level

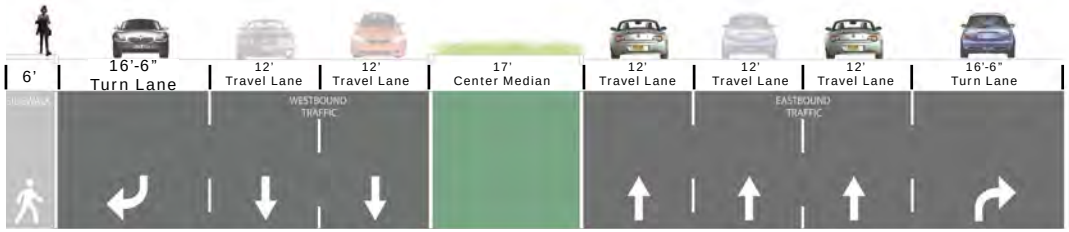
The User Comfort Level Map shown on page 114, illustrates the comfort level of facilities within the city of Fishers when the proposed recommendations included in the following pages are implemented. This is the same analysis done in Chapter 3 - Biking and Walking Today which analyzed the comfort level of existing facilities. The same criteria used in Chapter 3 were utilized for the proposed recommendations comfort level analysis.

This analysis tool is important to understand when designing a low-stress network that meets the needs of users of all ages and abilities. The city will know it has been successful in designing this type of network when the User Comfort Level Analysis shows bike and pedestrian corridors across the city which have a comfort level of 1 or 2 with no segments along the corridors resulting in comfort level 3 or 4.

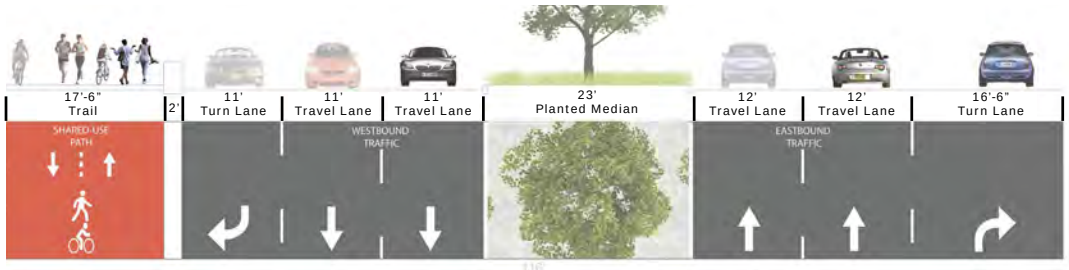
Bird's-eye View of Thorpe Creek Greenway

Nickel Plate District to Fishers District

Section A

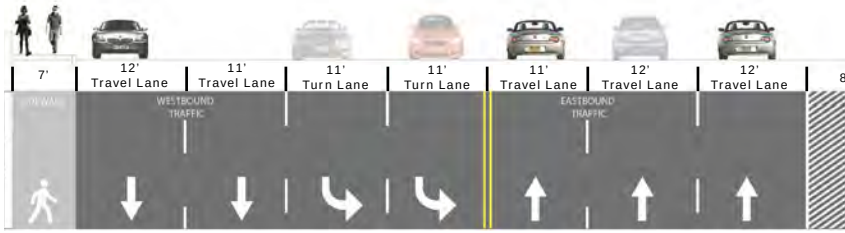


Existing Conditions

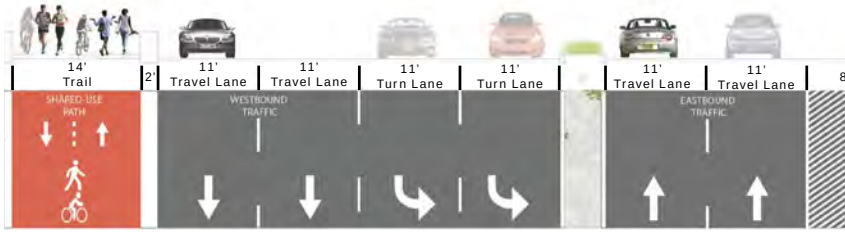


Recommended Improvements

Section B



Existing Conditions

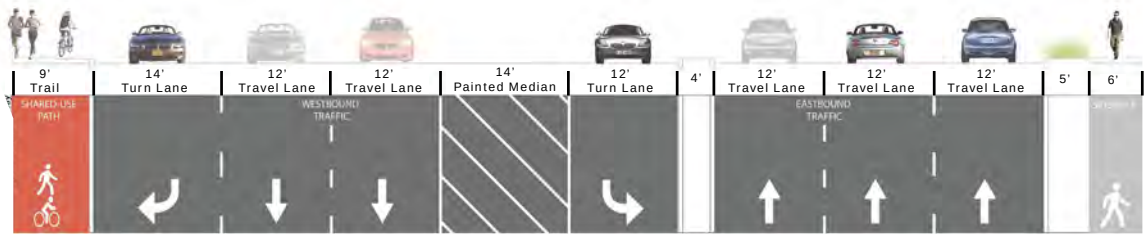


Recommended Improvements

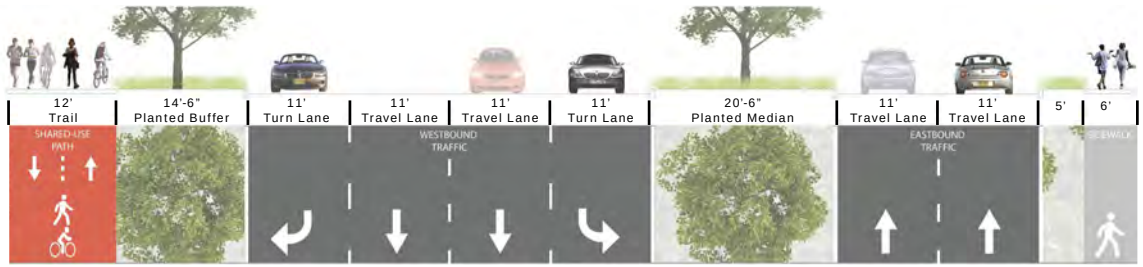
116th Street - Nickel Plate District to Fishers District

116th Street is a primary corridor for the trails and greenways network in Fishers. In addition, 116th Street provides the primary vehicular connection between the Nickel Plate District and the Fishers District. However, many residents are uncomfortable using the sidewalk on the north side of 116th Street on the bridge over the interstate. With many lanes of traffic and the need to negotiate a busy off-ramp for the interstate, the environment created by cars is not hospitable for cyclists or pedestrians. Many options were discussed for improved ways to connect the two districts with one concept shown to the left. The first step in determining which concept will create the best connection for bikes and pedestrians is for the city to conduct a feasibility study. The feasibility study will analyze the potential options to connect the districts while also considering costs for the project and potential coordination challenges. The feasibility study should also considering any proposed short-term or long-term plans for improvements to the interstate and any of the on/off ramps.

Section C



Existing Conditions



Recommended Improvements

106th Street - Hamilton Pass

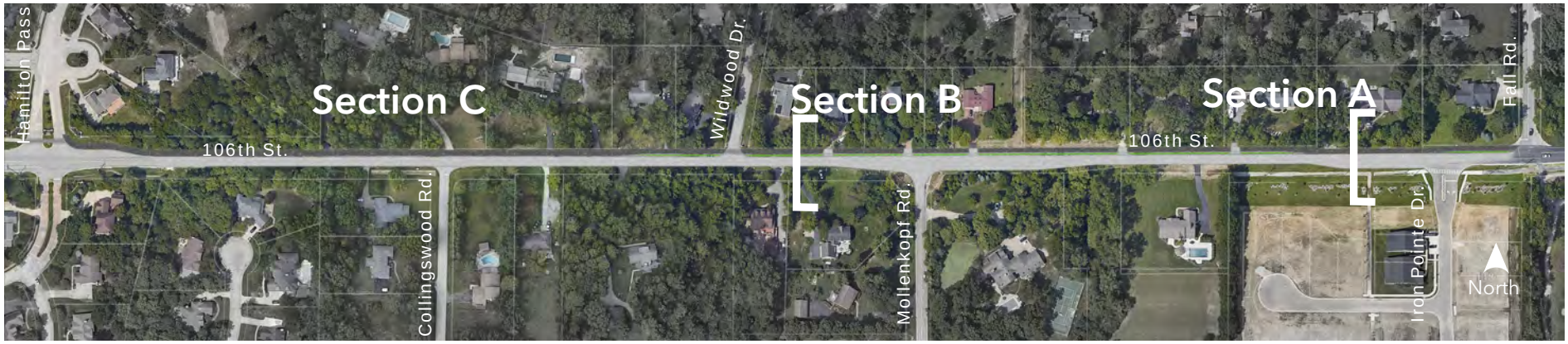
106th Street - Hamilton Pass to Fall Road

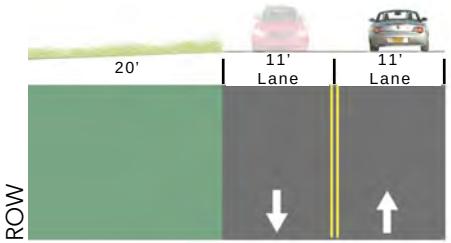
There is currently a gap in the trail along 106th Street between Hamilton Pass and Fall Road. The existing path is located along the north side of the road west of Hamilton Pass and on the south side of 106th Street just west of Fall Road near the Iron Pointe neighborhood.

Recommended improvements include placing a 12'-15' wide trail along the north side of 106th Street between Hamilton Pass and Fall Road to connect with the existing trail. New crosswalks will be needed at Hamilton Pass and Wildwood Drive. A mid-block crossing may be needed along this corridor to accommodate residents who live to the south of 106th Street. Portions of this proposed trail will be located directly adjacent to the roadway and will include a vertical barrier such as a fence or guardrail to separate trail users from the road. Landscape buffers are proposed where the right-of-way is wide enough to accommodate a buffer. Improvements are proposed to be implemented within the existing road right-of-way.

Gap in the trail along 106th Street

Proposed 106th Street - Plan View & Sections





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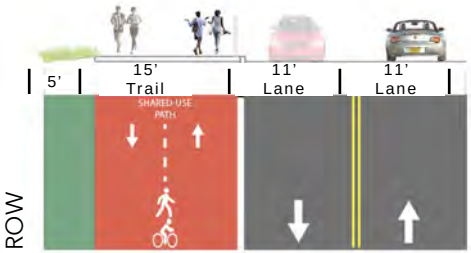
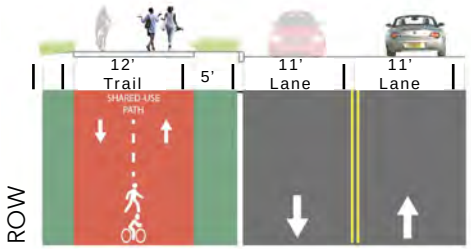
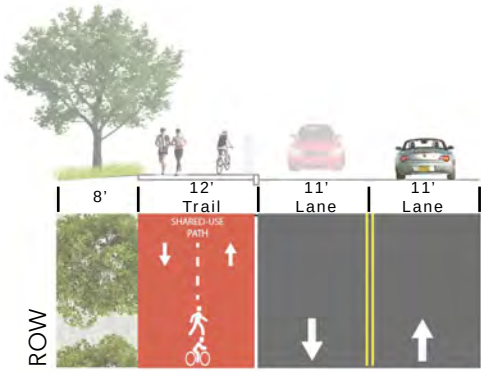


Recommended - Section "A"



Recommended - Section "B"



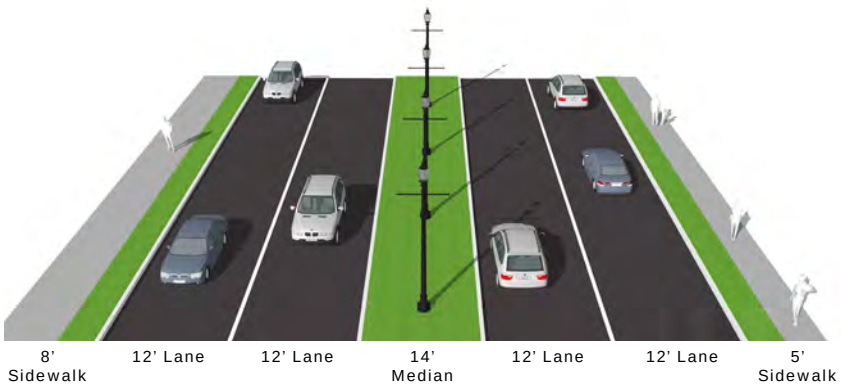
Recommended - Section "C"

126th Street - Existing Trail Improvements

126th Street - Cumberland Road to Granite Ridge Circle

There is an existing path along 126th Street which is 8' wide. In most areas there is a 5-6' sidewalk on one side of the road with an 8' wide asphalt path on the opposite side of the road. In some areas, there is an 8' wide path on both sides of the road. The trail is located directly adjacent to126th Street in some sections and has a small buffer in other sections. The proposed recommendations for 126th Street include widening the existing path on one side of the road to a 12' width and moving the trail in locations where the existing right-of-way will allow a larger landscape buffer. In areas where the right-of-way is not adequate to widen the trail and provide a landscape buffer, the trail is proposed to be widened with a vertical buffer between the road and path.

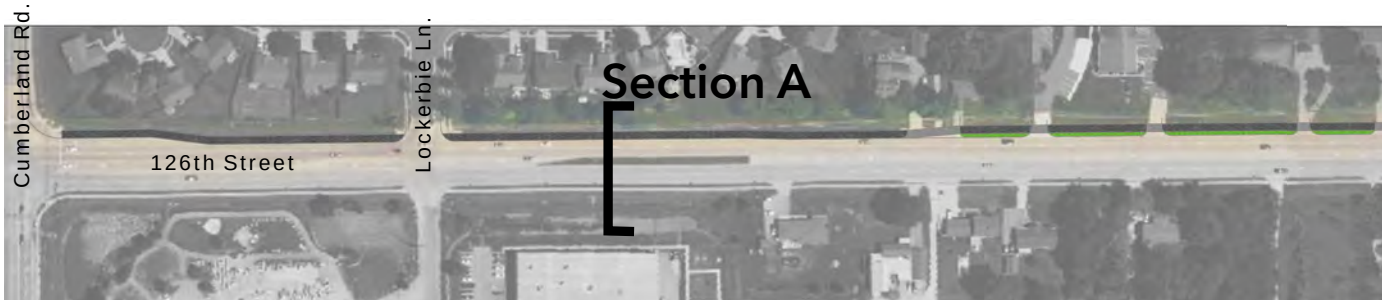
The proposed improvements for 126th Street are recommended to be considered as the existing pathway begins to show wear and tear and is in need of replacement or when new developments occur along the right-of-way and those projects can incorporate the improved pathways into their projects.

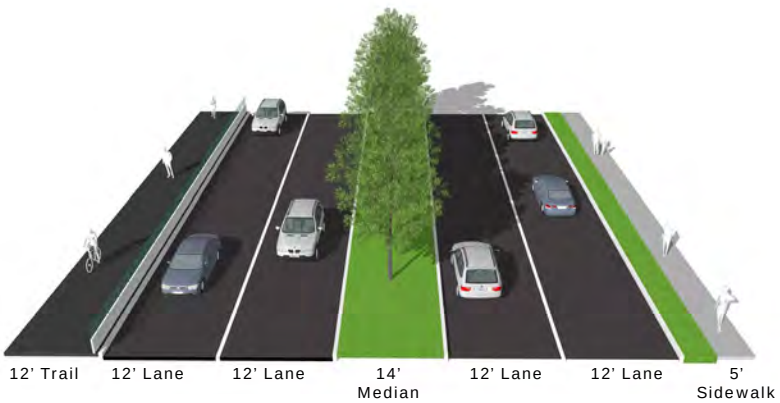


Existing Conditions

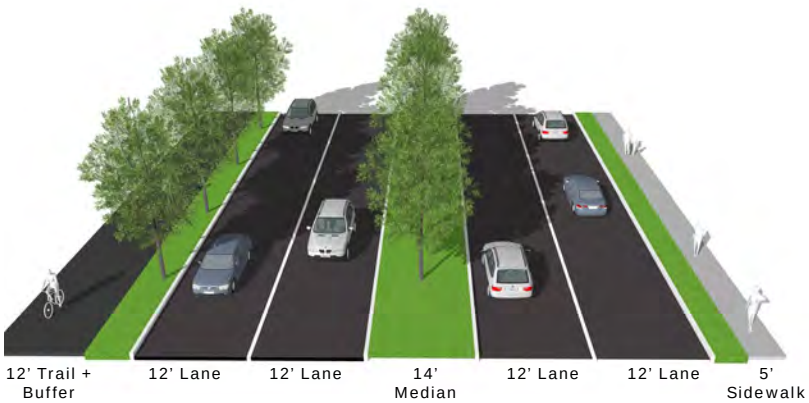
126th Street Existing Conditions

126th Street Existing Conditions

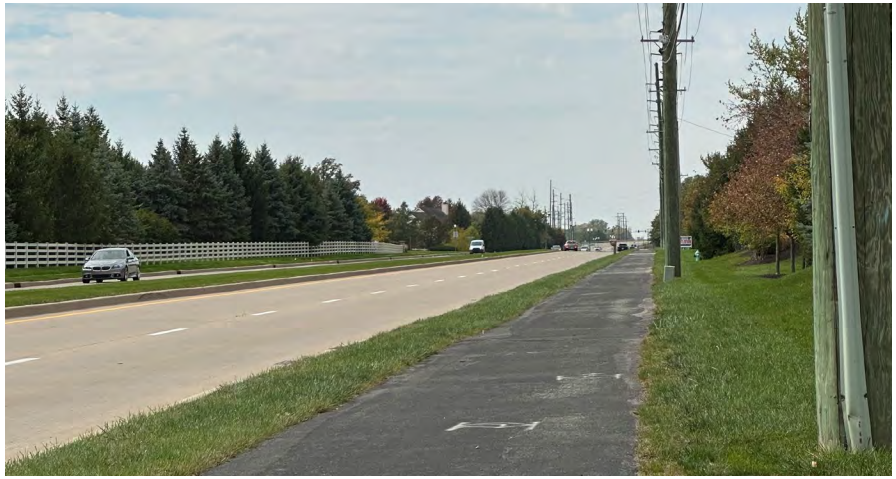




Recommended - Section"A"

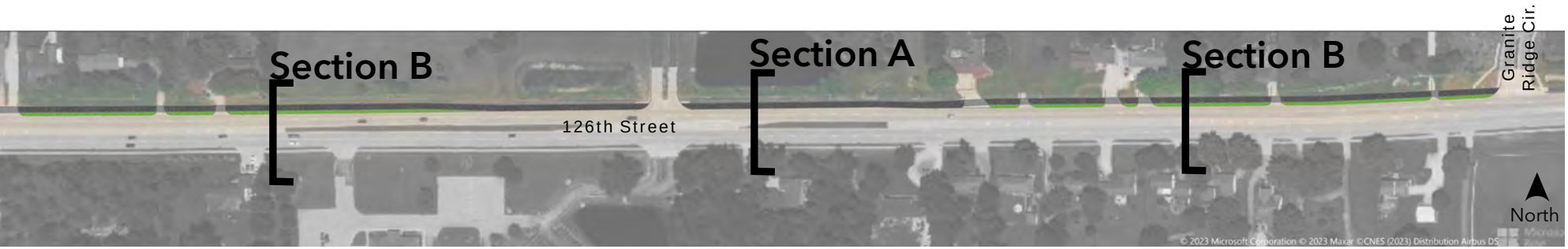


Recommended - Section "B"



126th Street Existing Conditions

126th Street Existing Conditions



Cumberland Road - Trail Gaps

Cumberland Road - 96th Street to 126th Street

Cumberland Road is identified as a primary pedestrian and bicycle corridor for the trails and greenways network in Fishers. This corridor provides important north/south connections for Fishers residents and connects with Noblesville to the north and cities south of Fishers. There are existing pathways along Cumberland Road with the exception of three gaps between 96th Street and 126th Street. The improvements proposed for 126th Street would close these gaps with an 8' path. Cumberland Road is one of seven crossings over Interstate 69 for the city. Creating a pathway connection along Cumberland Road over I-69 will connect north and south communities in roughly the center of the city. Filling the gaps in trails along Cumberland Road will connect many neighborhoods along the roadway and creates an important north/south corridor to compliment the east/west primary corridors.

Plan View

Legend

EXISTING TRAIL/PATH

RECOMMENDED TRAIL/PATH

Existing Conditions

Recommended Improvements

Hoosier Road - Trail Gaps

Hoosier Road - 106th Street to 126th Street

In the summer of 2023, the City of Fishers announced plans to build a community center on Hoosier Road just southeast of the intersection with 121st Street. The community center is proposed to include an indoor playground, aquatics center, and gymnasium. The community center will host many recreational programs and will be a key destination for residents once complete. The property where the community center will be located was just annexed into the city. This project will include development of a pathway along Hoosier Road to connect with existing pathways to the north and south of the proposed property.

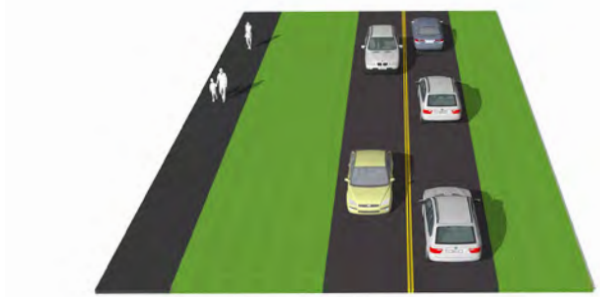
With completion of the trail as a part of the community center development along Hoosier Road, there will be one additional gap in the pathways along Hoosier Road between 116th Street and 106th Street. The proposed recommendations to the right show a 12' wide trail along the west side of Hoosier Road and will include replacing a small section of existing 8' wide trail.

Plan View

Legend

EXISTING TRAIL/PATH

RECOMMENDED TRAIL/PATH



Existing Conditions

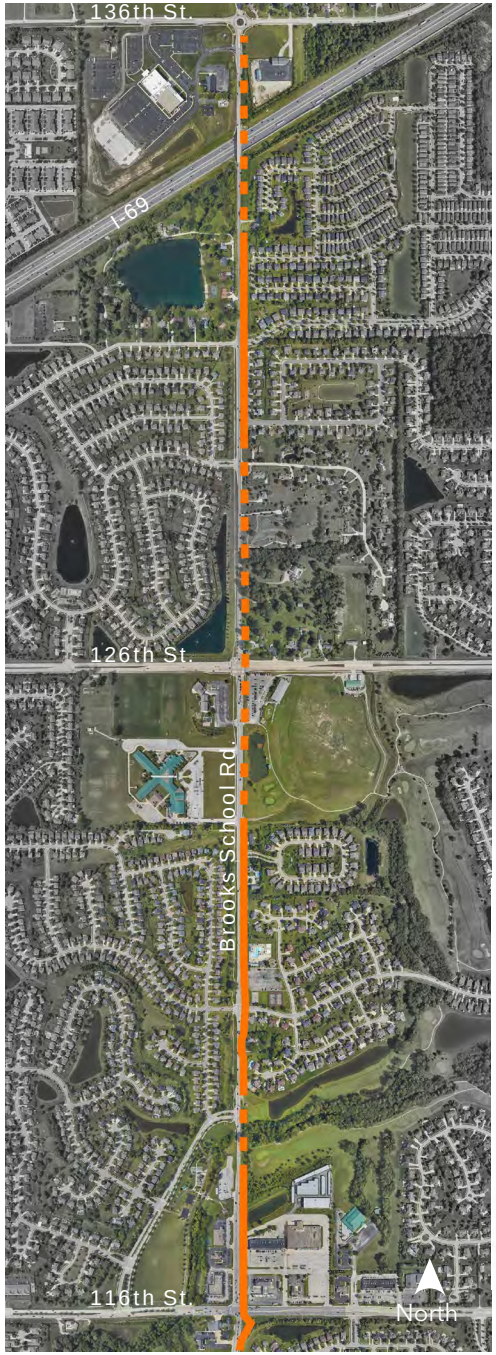
Recommended Improvements

Brooks School Road - Trail Gaps

Brooks School Road - 116th Street to 136th Street

Brooks School Road provides another important north/south connection and is designated as a primary corridor for trails and greenways in Fishers. There are existing pathways along the corridor, with some sections along neighborhoods having a path on both sides of the road. However, there are a few gaps in the trails creating disconnected paths. The most challenging pathway gap in this corridor is the bridge over I-69. The existing bridge is only sized for vehicular traffic and does not include a shoulder.

The recommended improvements along Brooks School Road include connecting the existing trails by adding a 12' wide path with a landscape buffer to match existing buffers. As the trails in this corridor need to be replaced, it is recommended that the trails be widened to 12' in width. As one of the primary corridors for bikes and pedestrians in Fishers, and with this corridor providing important connections to neighborhoods outside of city limits, this corridor has the potential to see increased use necessitating a wider path. Recommendations also include adding a pedestrian bridge adjacent to the road bridge over I-69.

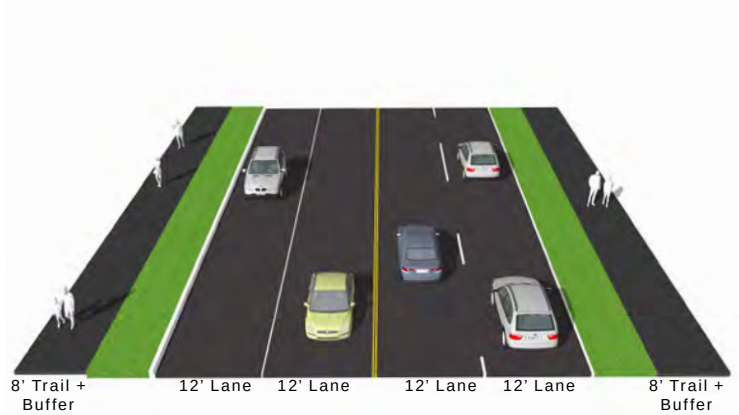


Plan View

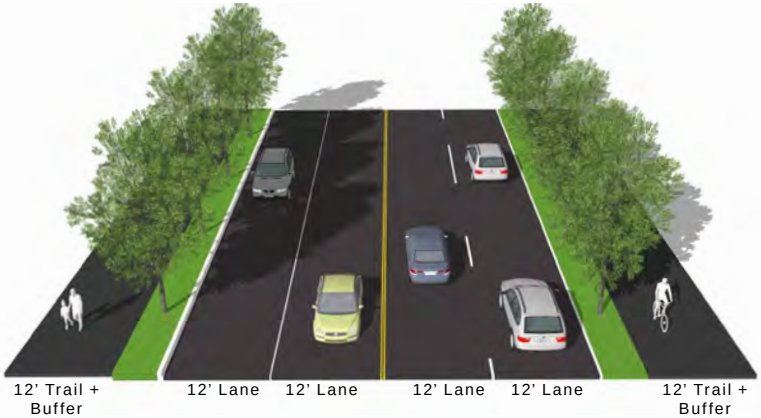
Legend

EXISTING TRAIL/PATH

RECOMMENDED TRAIL/PATH



Existing Conditions



Recommended Improvements

116th Street - Existing Trail Improvements

116th Street - Brooks School Road to Olio Road

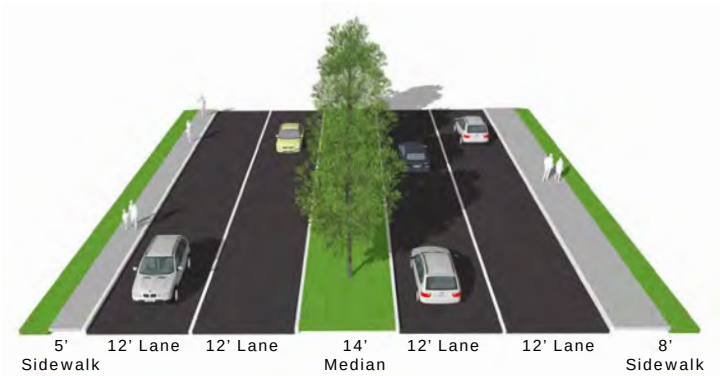
There are currently facilities on both sides of 116th Street between Brooks School Road and Olio Road. Facilities include a 5′ sidewalk on the north side of the road and an 8′ path on the south side of 116th Street. Both the sidewalk and the pathway are sometimes located directly adjacent to 116th Street and occasionally have a small to large buffer between the facilities and the road. The width of 116th Street and the traffic volume along this section of road have a direct impact on the comfort level of cyclists and pedestrians.

Proposed improvements include widening the path on the southern side of the road from 8′ wide to 12′ wide in areas with the majority of the trail in this section recommended to be 15′ wide. Other recommended improvements include adding a vertical barrier such as a fence between the edge of the road and the pathway to increase the perceived comfort and safety of the path. Where there is adequate right-of-way, a landscape buffer will be included in the proposed improvements.

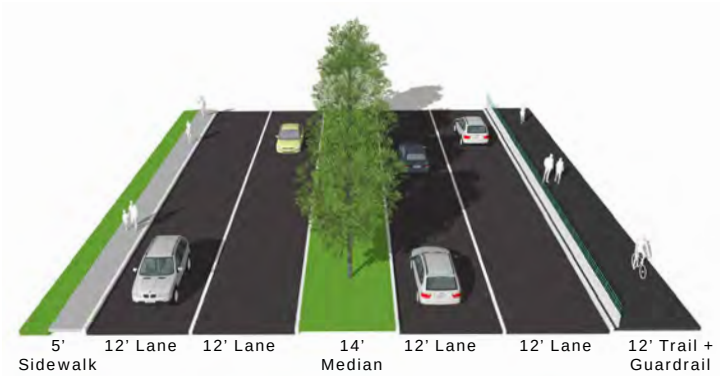
Legend

EXISTING TRAIL/PATH

RECOMMENDED TRAIL/PATH



Existing Conditions



Recommended Improvements

Trail Gaps

Legend

EXISTING TRAIL/PATH

RECOMMENDED TRAIL/PATH

Allisonville Road

The majority of the Allisonville Road corridor from 96th Street to 146th Street has sidewalks or shared use path. Many areas have facilities on both sides of the road. Proposed improvements will close the gap in existing facilities with an 8-10 foot wide shared use path.

Eller Road

Eller Road from Allisonville Road to 116th Street has a patchwork of shared use paths with several gaps. Proposed recommendations to complete trails in the existing gaps between pathways will connect trail users to schools, parks and neighborhoods.

126th Street

126th Street is identified as a primary corridor for the trials and greenways network. Recommended improvements along 126th Street will close the gaps with a 10 foot wide shared use path.

Trail Gaps

Legend

EXISTING TRAIL/PATH

RECOMMENDED TRAIL/PATH

Lantern Road

Lantern Road corridor is designated as a secondary corridor. Recommended improvements include providing a trail connection for the gap from Morgan Drive to Apple Drive.

Thorpe Creek Greenway Extension

There are existing sections of the Thorpe Creek Greenway behind Hunters Run Neighborhood. There is a gap between the existing greenway and Southeastern Parkway. Proposed improvements would extend the greenway to Southeastern Parkway and connect with trails along East 126th Street.

Trail Gaps

Legend

EXISTING TRAIL/PATH

RECOMMENDED TRAIL/PATH

126th Street

Proposed improvements shown to the right include implementing a new shared use path to connect with an existing shared use path from Cyntheanne Road to the city's east boundary. This will connect to the trails at Southeastern Elementary school to the south and the Thorpe Creek Greenway to the north.

136th Street

136th Street provides an important connection to communities on the eastern side of the city. There are a few existing stretches of shared use path which have been built as new communities are developed. Proposed improvements would fill the gaps in existing facilities creating a strong east/west connection for eastern areas of the city.

Trail Gaps

Legend

EXISTING TRAIL/PATH

RECOMMENDED TRAIL/PATH

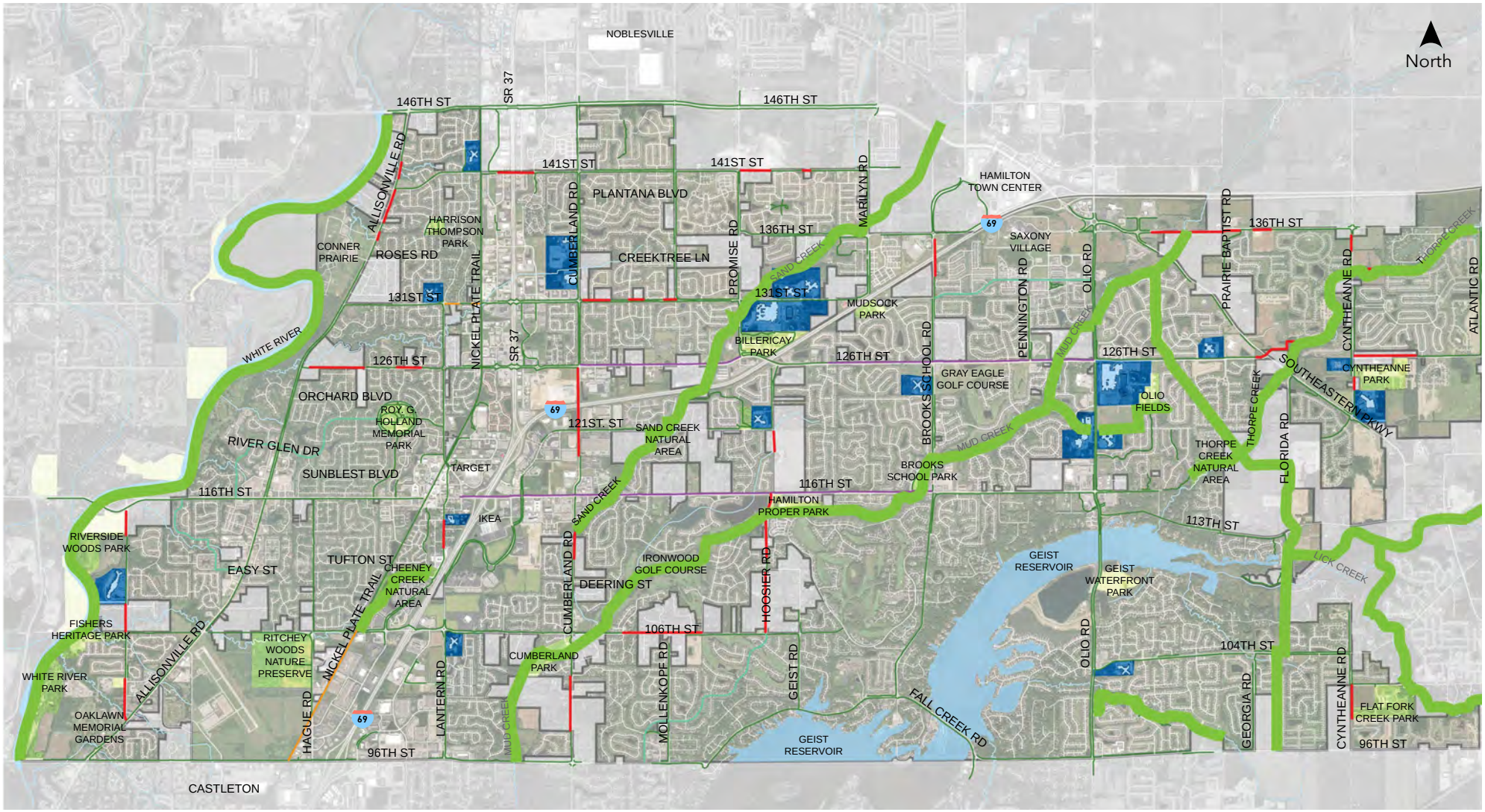
131st Street

131st Street is a secondary corridor within the bicycle and pedestrian network. 131st Street has pathways along most of the corridor from Allisonville Road and Marilyn Road with the exception of a few gaps. The proposed recommended path shown for this project would fill tow of these gaps.

141st Street

Another secondary corridor for the city is along 141st Street. The missing pieces of pathway along 141st Street are located along parcels which are not a part of the incorporated city. However, providing pathways in these gaps will create another east/west connection between Allisonville Road and Marilyn Road.

Proposed Greenway Recommendations



Legend

- SCHOOLS
- PARKS
- EXISTING FACILITY
- RECOMMENDED FACILITY TO BE UPGRADED
- RECOMMENDED TRAIL TO FILL GAP
- NEW FACILITY IN PROGRESS
- RECOMMENDED SHARED LANE
- RECOMMENDED GREENWAY

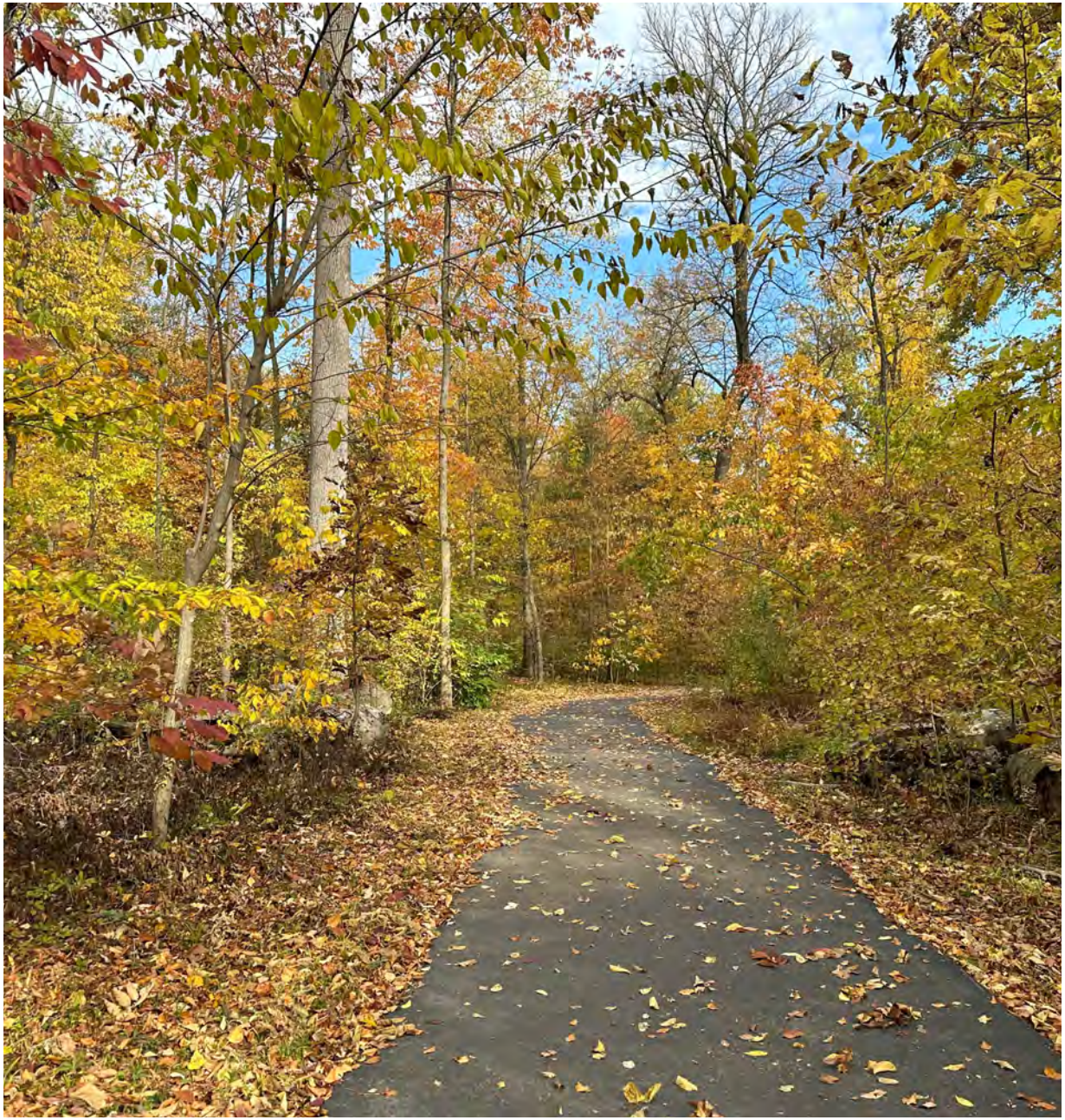
Proposed Greenways

The creeks and rivers in Fishers are some of the city's greatest assets and are considered a defining feature for the city. The city has begun construction of greenways along many of the creeks including the Thorpe Creek Greenway, Geist Greenway, and Mud Creek Greenway. The map illustrated on page 128 shows the potential impact that greenways can have on the city both through connecting neighborhoods with destinations but also as linear parks following some of the city's most beautiful corridors. Although considered long-term projects, opportunities to expand the greenway network should continue to be evaluated by the city and prioritized when available.

Proposed Greenways include:

- Thorpe Creek Greenway
- Mud Creek Greenway
- Sand Creek Greenway
- White River Greenway
- Lick Creek Greenway
- Flatfork Creek Greenway
- Completion of Geist Greenway

As the greenways are developed, the city has the opportunity to incorporate the addition of natural areas to the parks network and the potential to restore and preserve habitat along the natural corridors.



Existing Trail in Silverton Neighborhood

Enhanced Buffers - Various Locations

Enhanced Buffers

Landscape and vertical buffers can have a big impact on the comfort level and perceived safety of a trail or pathway. Trail users will select routes with facilities that are separated from the road over those that are directly adjacent to the roadway. Many families will avoid corridors with facilities located directly adjacent to the roadway because of safety concerns, especially those with young children. Families that use these same facilities will often hug the side of the trail furthest from traffic or will have their kids walk their bikes. In addition, landscape buffers can accommodate street trees which create a more pleasant experience for trail users.

The proposed recommendations to the right illustrate the effect that different buffer types can make for facility comfort. The improvements shown for each of the corridors could increase the comfort level of existing facilities and create lower stress environments for trail users potentially increasing the use of the existing facilities. Each of the corridors shown provide important connections across the city.

96th Street

Olio Road

121st Street

Trail and Pathway Crossings

Existing Intersection with Pedestrian Crossing at Cyntheanne Park entrance

Existing trail dead ends on to E 136th Street

Enhanced Intersection Treatments

Historically, the City of Fishers has installed sidewalks on one side and a shared use path on the other side of the major thoroughfares through the city. Although cyclists are permitted to ride on sidewalks, these facilities can be narrow and don't always accommodate families with parents who may need to ride closer to their children. With wider pathways on one side of the road, crossing these major thoroughfares may be needed for families to utilize the facilities along these corridors. In these situations, the roadway crossings, either at intersections or mid-block, can be considered a high-stress segment of a corridor. With proper signage, and careful design, improvements can be made to intersections to increase the safety and comfort level of trail users who are crossing roadways. Improvements can include lighting, enhanced crosswalk markings, trail and roadway signage, and raised crosswalks.

Mid-block crosswalks are road crossings located between intersections. Mid-block crossings should not be located everywhere but can help to connect trail users from one side of the road to the other, especially along roadways with intersections that are spaced further apart. Mid-block crossings can have drawbacks including disrupting the flow of vehicular traffic, drivers don't always yield to pedestrians, and pedestrians may not always have visibility. Pedestrians can assume a false sense of security when using mid-block crosswalks and may not exercise the same caution as they would at intersections. Mid-block crosswalks may confuse drivers which can contribute to unsafe driving behaviors.

Policy & Program

The City of Fishers has established a comprehensive set of bike and pedestrian policies and programs to foster a safe and accessible environment within the city which is a testament to the city's dedication to creating a network that meets the needs of users of all abilities. As biking and walking become more popular, and cities begin to understand user patterns, policies may need to be revised and programs added to meet these changing needs.

The policy and programs recommended as a part of the trails and greenways plan are intended as a blueprint for guiding municipal decision-makers, planners, and community stakeholders in the development and implementation for effective bike and pedestrian policies and programs. By embracing a multi-faceted approach that combines infrastructure and enhancements, public awareness campaigns, and policy advocacy, cities can create a vibrant and interconnected network that encourages active transportation and ensures the safety and comfort of all road users.

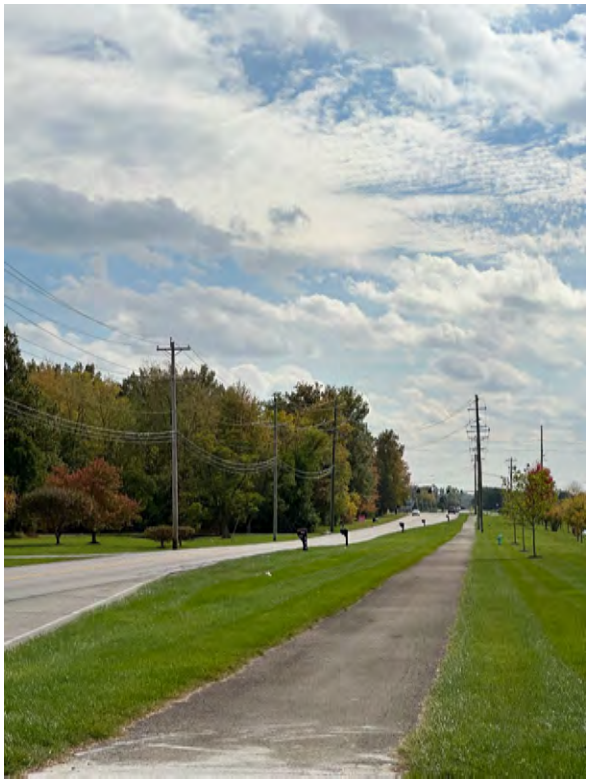
A common metric used to develop programs and policies involves using the 5 E Framework developed by the League of American Bicyclists. The 5 E Framework provides a roadmap for improving conditions for bicycling and guidance to help make a community's vision for a better, bikeable community a reality.

The 5 E Framework for bike and pedestrian initiatives is a comprehensive approach designed to address the multifaceted challenges and opportunities related to trails and greenways. Acknowledging the increasing importance of creating safe, accessible, and sustainable environments for cyclists and pedestrians, the 5 E Framework encompasses five key elements:

- Equity & Accessibility
- Education
- Encouragement
- Engineering
- Evaluation and Planning.

By integrating these components, the framework aims to promote holistic and effective strategies that enhance the safety, convenience, and overall experience of walking and cycling in communities. From fostering a culture of awareness and compliance to implementing infrastructure improvements and ongoing assessment, the 5 E Framework provides a strategic blueprint for creating environments where active transportation is not only encouraged but flourishes as a vital and integral part of urban and suburban life. This framework serves as a valuable guide for planners, policymakers, and community advocates committed to fostering a more sustainable and pedestrian- and cyclist-friendly future.

General recommendations for existing policy and planning document revisions is summarized below followed by policy and program recommendations organized around the 5 E Framework.



Existing trail along Brooks School Road

Comprehensive Plan Recommendations

Chapter 4 of the Comprehensive Plan includes recommendations for transportation needs for vehicles, pedestrians, and cyclists. Recommendations focus on six main elements from the Transportation Plan and the Bicycle and Pedestrian Master Plan. This chapter of the comprehensive plan should be updated to reference recommendations included in the Trails and Greenways Report including updates to the primary corridors map and recommended facility improvements map.

Unified Development Ordinance

The City of Fishers Unified Development Ordinance (UDO) was updated in 2018 and guides land development and zoning practices for both the public and private sectors. The UDO includes several provisions for bicycle and pedestrian accommodations including requirements for bicycle parking. Section 6.10.6 gives specifics for parking quantities and placement.

Recommended Changes to the UDO include:

- Increase the minimum number of bicycle parking spaces to one bicycle per 20 vehicle parking spaces (currently 30).
- Require that bike racks are within 120 feet of the entrances to buildings they are serving.

Corridor Plans

Conceptual corridor plans have been prepared for select roadways throughout the City of Fishers. These plans were created to anticipate long-range transportation needs and to provide for improved travel options for bicycles and pedestrians. Corridor plans can be found in the Comprehensive Plan and include the following corridors:

- Allisonville Road
- Atlantic Road
- Brooks School Road
- Cumberland Road
- Cyntheanne Road
- Fall Creek Road
- Florida Road
- Georgia Road
- Hague Road
- Hoosier Road
- Lantern Road (two-lane)
- Lantern Road (four-lane)
- Olio Road
- Southeastern Parkway
- State Road 37
- USA Parkway
- 96th Street
- 96th Street (Interstate 69)
- 104th Street
- 106th Street
- 106th Street (Interstate 69)
- 116th Street
- 126th Street
- 136th Street (two-lane)
- 136th Street (four-lane)

Equity & Accessibility Recommendations

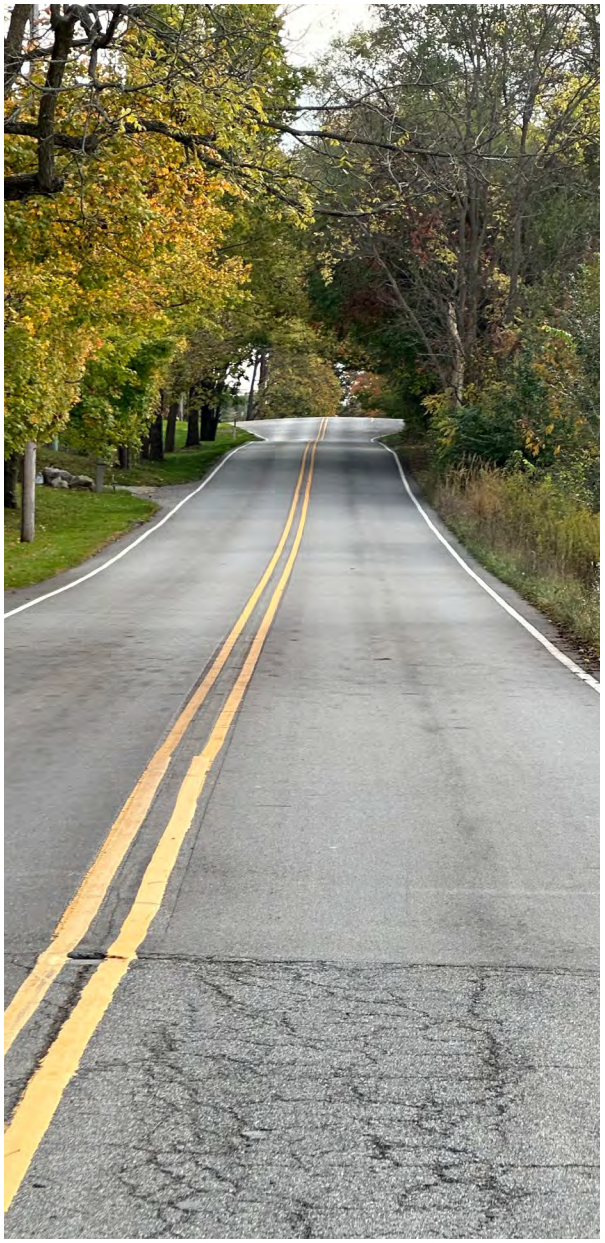
The goal of equity policies is to create conditions that allow all to reach their full potential, by erasing disparities in race, income, ability, geography, age, and gender. Accessibility refers to improving and increasing access and mobility options for everyone, including for people with disabilities.

Equitable Access: eliminate barriers that disproportionately affect certain demographic groups, ensuring that all individuals have equal access to the benefits of bicycling. This includes addressing disparities in infrastructure development, resources, and opportunities related to cycling.

Policy Advocacy: implement policies that prioritize equity in transportation planning and infrastructure development to supports equitable access to cycling facilities and resources.

Recommended policies and programs for underrepresented groups include:

- Make bicycles available to individuals who do not own them through bicycle share program.
- Develop safety initiatives to reduce fatalities and injuries among high-risk groups as indicated by crash and injury data trends, including children, older adults, and inexperienced cyclists.
- Integrate culturally relevant pedestrian and bicycle safety programs into local traffic safety injury prevention initiatives.
- Provide culturally relevant materials and resources to promote pedestrian and bicycle safety education programs.
- Identify and address specific audiences to educate on the benefits of walking and biking.
- Prioritize facility development in areas where car ownership is low and residents are doing most of their travel by foot or bike.
- Foster inclusive public involvement by empowering traditionally underserved community members to have their opinions heard.
- Share information and announcements regarding bicycle and pedestrian facilities and programs in ways that people receive information including posting fliers and using social media.



Eller Road

Engineering Recommendations

The Engineering component focuses on creating and maintaining infrastructure that supports safe and efficient bicycle and pedestrian transportation. This includes the design and construction of bike and pedestrian facilities that enhance safety and accessibility for users. The following engineering policy statements were developed to address the primary engineering challenges that are faced in Fishers. Many of the following policies are currently being utilized by the City of Fishers.

- Follow the Complete Streets process to facilitate biking and walking in Fishers.
- Use nationally-recognized design guidelines including AASHTO and NACTO, when designing on-street bikeways.
- Utilize national and international best practices and guides for path design including AASHTO Guide for the Development of Bicycle Facilities, NACTO Guide, MUTCD, and CROW Design Manual.
- Design all paths with a minimum speed of 15 miles per hour.
- Design all paths with a minimum width of 10 feet.
- Design all paths with necessary regulatory and warning signage.
- Design all paths with a minimum cross-slope of 2%.
- Design all paths with a minimum grade of 8 percent.
- Design path and sidewalk street crossings that are safe and easy to understand.
- Replace curb ramps as a part of reconstruction and resurfacing projects in accordance with the ADA Transition Plan.
- Consider the needs of all trail users including those with physical disabilities (wheelchairs, visually impaired, other mobility disabilities)
- Design highly-visible crosswalks that are free of obstructions.
- Design roundabouts that are safe and easy to navigate.
- Work with businesses and land owners to retrofit bicycle parking into existing development.
- Adequately maintain bicycle and pedestrian infrastructure on a regular basis to encourage commuter traffic.
- Provide prompt maintenance of potholes and other pavement damage.
- Repaint bikeway and crosswalk markings before they face.

116th Street

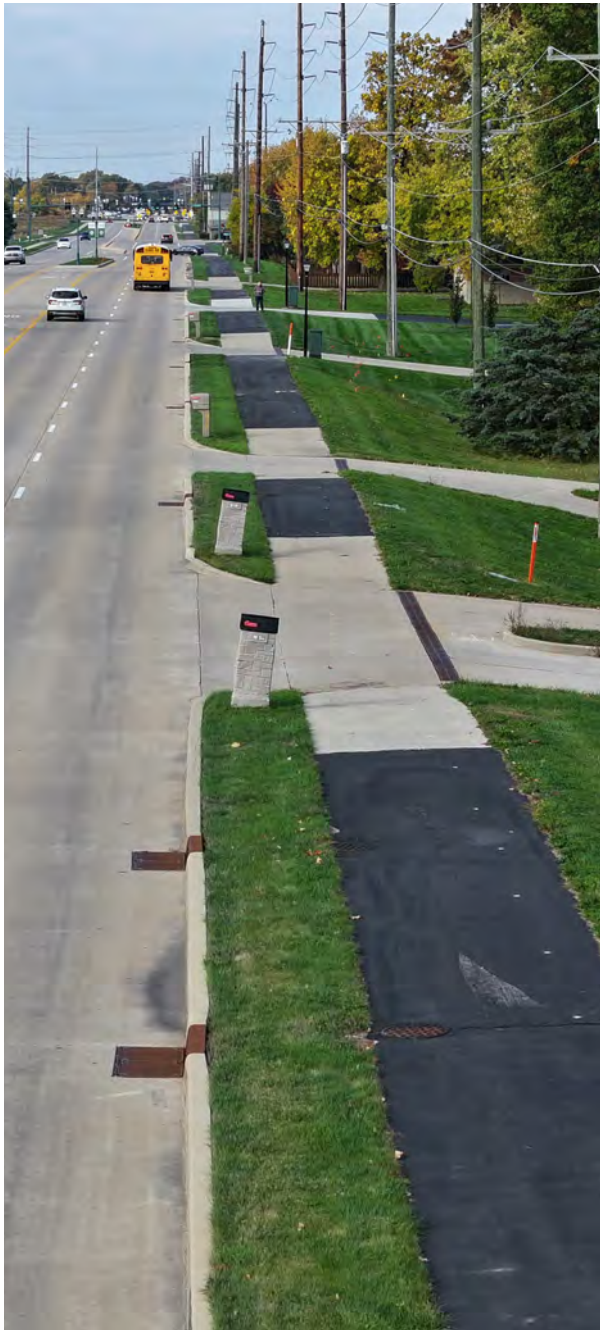
Education Recommendations

The Education element emphasizes the need for educating all road users, including cyclists, motorists, and pedestrians, about safe and responsible behavior on the roads. This involves developing educational programs, campaigns, and materials to raise awareness about the rights and responsibilities of cyclists, as well as promoting a culture of mutual respect among all road users.

The City of Fishers education policies range from media campaigns to practical training, and safety programs. In October of 2023, the Fishers Fire and Emergency Services teamed with the Indiana Department of Transportation to provide elementary school students in Hamilton Southeastern schools with bicycle helmets. The Fishers Bicycle Awareness Campaign is hosted by Fishers Police during the summer season. Fishers also hosts Fishers Safety Day which includes a bicycle rodeo to teach kids about safe cycling.

Additional Education Policy Recommendations include:

- Continue to partner with organizations on bicycle education events such as bicycle rodeos and other activities.
- Emphasize the importance of bicycle and pedestrian safety concepts in new driver education.
- Develop social media campaigns to educate drivers, bikers, and walkers about responsibly "sharing the road" and following traffic laws.
- Provide educational information on how bicyclists, pedestrians, and motorists should use roundabouts.
- Provide educational information on how bicyclists, pedestrians, and motorists should use the Nickel Plate Trail road crossings.
- Utilize existing resources such as the Federal Highway Administration Safer Journey website and Bicycle and Pedestrian Campaign Planning Guides.
- Promote proper and legal riding practices and the proper use of helmets to reduce injuries in cyclists.



Nickel Plate Trail

Encouragement Recommendations

Encouragement involves fostering a positive and supportive culture around cycling. This component aims to promote the benefits of cycling, both in terms of personal health and environmental impact, and encourages people of all ages and backgrounds to take up biking or walking as a mode of transportation.

- Develop a program for children to walk to school under adult supervision.
- Sponsor and support local family-friendly events that promote bicycling or walking.
- Develop and publicize an online interactive bicycle and pedestrian user map showing existing facilities, mileage to common destinations, and identification of the type or difficulty of a trail.
- Host community bike rides or walks.
- Coordinate with local businesses to encourage wellness programs.
- Collaborate with bicycling and walking organizations to develop new programs and activities to encourage more walking and biking.
- Establish a pedestrian and bicycle safety advisory task force to organize and generate broad-based support for pedestrians and bicycle programs.

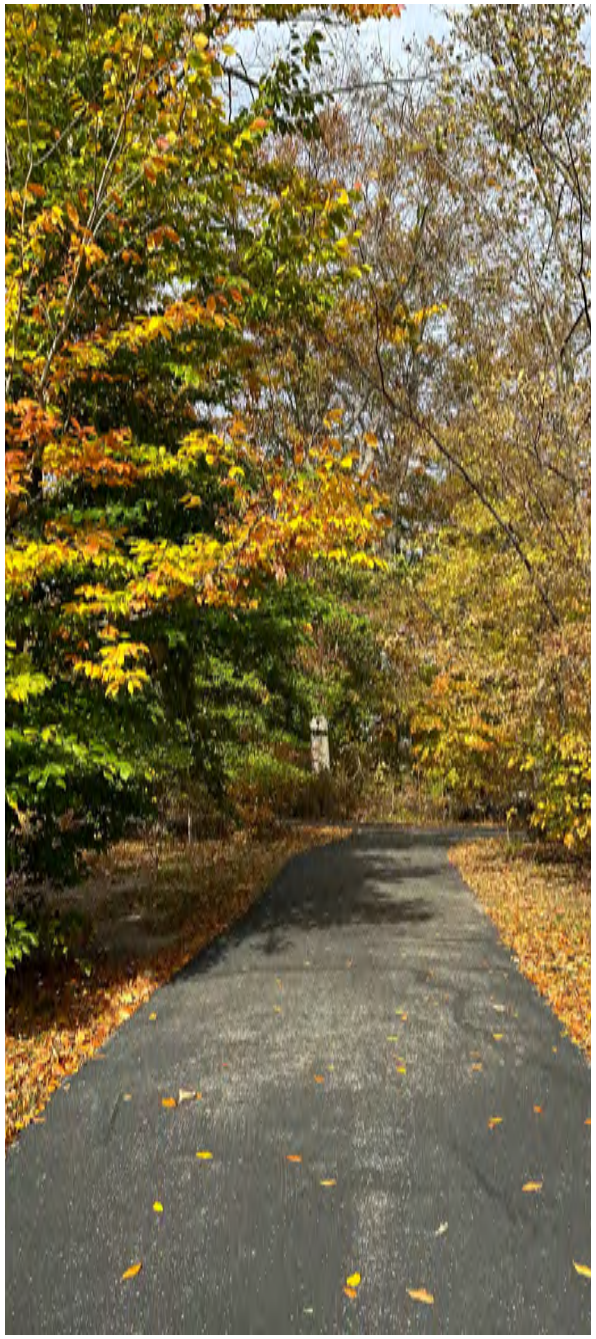
Existing Sidewalk on Lantern Road

Evaluation and Planning Policy Recommendations

The Evaluation and Planning element involves ongoing assessment and strategic planning to gauge the effectiveness of existing policies and programs. This includes collecting data on cycling patterns, safety records, and public feedback, which can inform future planning and decision-making. Regular evaluation helps refine strategies, address emerging challenges, and adapt to the evolving needs of the community.

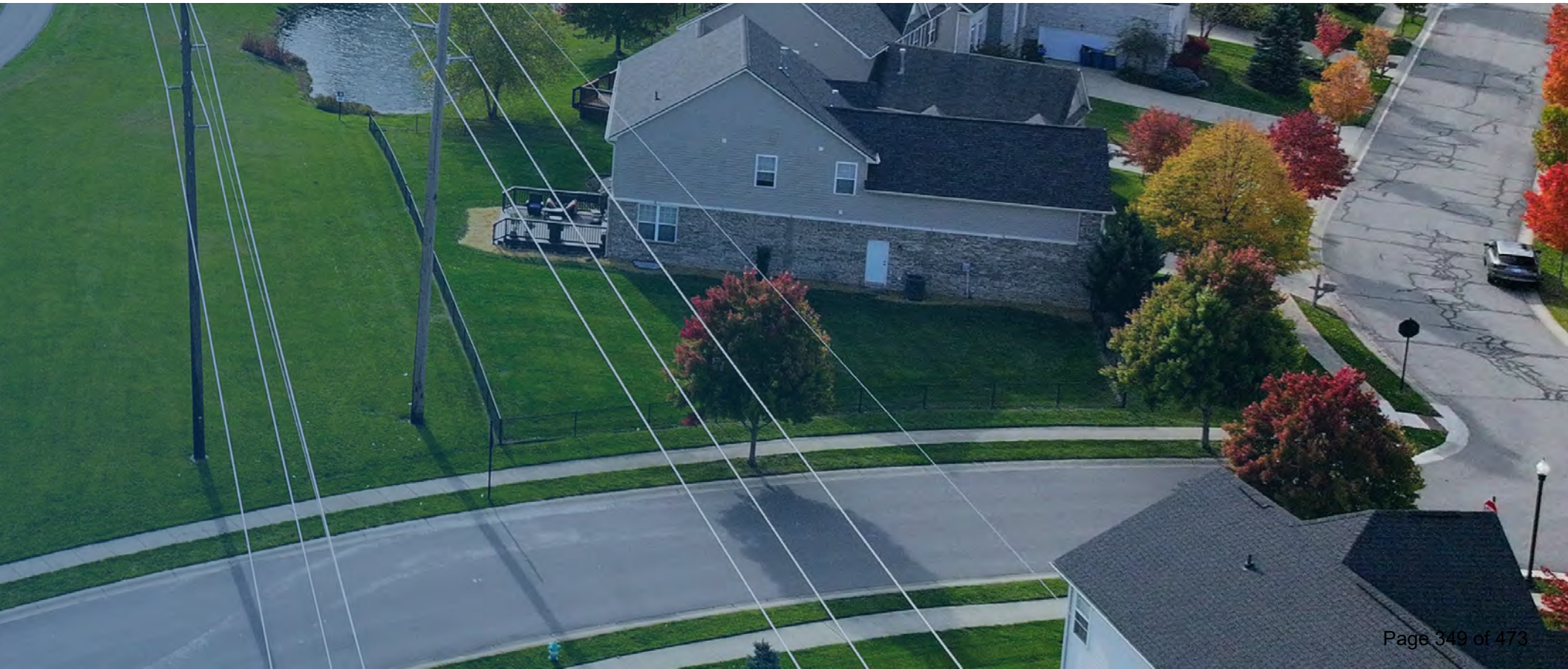
Evaluation and Planning Policy Recommendations include:

- Continue to conduct annual bicycle and walking counts throughout the city to measure usage of facilities and growth in these modes of travel.
- Conduct regular problem identification and evaluation activities to determine pedestrian and bicyclists injury and crash trends and implement countermeasures..
- Apply for the bronze level award for "Bicycle Friendly Community" from the League of American Bicyclists.
- Apply for the bronze level award for "Walk Friendly Community" from the Pedestrian and Bicycle information center sponsored by the U.S. Department of Transportation.
- Develop and maintain a Capital Improvement Budget for trails and greenways.
- Develop and maintain a budget to maintain and replace existing trails and greenways.
- Consider creating the position of bicycle and pedestrian coordinator or assigning the duties to existing staff.
- Maintain awareness of trends in pedestrian and bicyclist use at the national level and how this might influence new priorities for biking and walking in Fishers.
- Ensure that evaluation results are used to identify problems, plan new programs, and improve existing programs.



Existing Trail in Silverton Neighborhood

Chapter 7 - Implementation



Action Plan

The recommended projects for the Trails and Greenways Report will be implemented over time as resources are available. There are many factors that go into prioritizing proposed projects including budget constraints, grant cycles, private funding sources, user demand, and community support. The goals and objectives of this study were utilized to prioritize an implementation strategy for proposed recommendations and improvements.

Create primary pedestrian thoroughfares to connect Fishers:
Trails and greenways that create easily connected and desirable pedestrian thoroughfares should be prioritized.

Complete gaps in the existing network:
Recommendations that complete gaps in the network leverage existing facilities and provide connections to existing amenities.

Connect existing greenways with residential areas, employment centers, parks, and public spaces:
Potential projects would interconnect parks and protect natural habitats, but also improve accessibility by establishing connections between existing greenways, residential areas, employment centers, and destinations.

Pedestrian Seating Area at Geist Reservoir

Develop safe roadway crossings to create a more inviting and comfortable network of facilities:
Prioritized projects meeting this goal would include intersection improvements (pavements markings, signage, lighting). Additionally, educational programs or initiatives would meet this goal.

Create a network of facilities that meets the needs of the city's most cautious and vulnerable users:
Meeting this goal would include projects that enhance landscaping and buffers between motorists and pedestrians/ bicyclists, calm traffic speeds, and prioritize areas of the City that are most vulnerable to limited trail access or areas that can be used by children or those aging-in-place.

Identify priority projects for the next 5-10 years to create the best connections for the city:
There are many factors that weigh into decisions concerning sequencing of implementation including availability of funds, the funding source, user needs, land ownership and political will. This chapter provides a general introduction to these tasks.

Nickel Plate Trail

Implementation Considerations

The priority action plan provided on the following pages includes a recommended strategy for implementing the proposed projects over the next several years. However, the City will need to continue to adjust which projects are prioritized based on the latest conditions and funding sources available.

In addition to meeting the goals of the study, the potential recommendations should also consider other factors, which may include the following:

- Implementing proposed facilities on publicly owned land first.
- Coordinating proposed facilities associated with other public or private improvements such as new developments or roadway improvements.
- Prioritizing trail segments which complete existing links between neighborhoods and key destinations.
- Evaluating funding availability.
- Determining ease of construction and construction costs to inform prioritization of projects.

The chart on the next page illustrates how the proposed recommendations respond to the goals of the Trails and Greenways Report. The proposed recommendations will meet the needs of the most vulnerable users and may include development of intersection improvements along with the proposed corridor project.

The implementation strategy includes strategies for actionable recommendations for short-, mid-, and long-range projects. Projects listed in the short-term category are considered high priorities and should be planned to be completed in the one to three year range. Projects listed in the mid-term category should be planned to be completed in the four to five year range. Projects listed in the long-term category are planned to be completed in the five to ten year range.

	Prioritization & Plan Goals						
Potential Projects	Create Pedestrian Thoroughfares	Complete Gaps in the Existing Network	Connect existing greenways with amenities	Develop safe roadway crossings	Meets the needs of the cities most vulnerable users	Ease of construction and cost of implementation	Overall Impact
116th St.	●	●	●	●	●		●
106th St.	●	●	●		●		●
126th St.	●	●	●		●		●
Cumberland Rd.	●	●		●	●		●
Hoosier Rd.	●	●			●		●
Brooks School Rd	●	●	●	●	●		●
Nickel Plate Trail	●		●		●		●
Allisonville Rd.		●		●	●		
Eller Rd.		●			●	●	
Lantern Rd.		●			●	●	
Thorpe Creek Greenway		●	●		●		
East 126th St.		●			●	●	
East 136th St.		●			●	●	
131st St.		●	●	●	●	●	●
141st St.	●	●	●	●	●	●	●

Priority Action Plan

Projects listed in the short-term category are considered high priorities and should be planned to be completed in the one to three year range. Projects listed in the mid-term category should be planned to be completed in the four to five year range. Projects listed in the long-term category are planned to be completed in the five to ten year range.

Short-Term Recommendations $ = $100,000 to $500,000, $$ = $500,001 to $1,000,000, $$$ = $1,000,001 to $2,000,000, $$$$ = 2,000,001 to $8,000,000					
Project	**Description**	**From**	**To**	**Miles**	**Cost**
Nickel Plate District/Fishers District Connection	Feasibility Study				$
106th Street	Trail	Hamilton Pass	Fall Road	0.61	$$
Cumberland Road	Trail	96th Street	126th Street	1.35	$$$$
Hoosier Road	Trail	106th Street	126th Street	1.28	$$$
Eller Road	Trail	Allisonville Road	116th Street	1.07	$$$
126th Street	Trail	Allisonville Road	Lantern Road	0.74	$$$
Lantern Road	Trail	Morgan Drive	Moll Drive	0.12	$
E 136th Street	Trail	Southeastern Parkway	Atlantic Road	1.82	$$$$

Mid-Term Recommendations

$ = $100,000 to $500,000, $$ = $500,001 to $1,000,000, $$$ = $1,000,001 to $2,000,000, $$$$ = 2,000,001 to $8,000,000

Project	Description	From	To	Miles	Cost
Allisonville Road	Trail	Providence Drive	Rose Road	0.44	$$
Thorpe Creek Greenway	Greenway	Greenway End	Southeastern Parkway	0.22	$
Brooks School Road	Trail	116th Street	131st Street	0.79	$$$
E 126th Street	Trail	Cyntheanne Road	Atlantic Road	0.55	$$

Long-Term Recommendations

$ = $100,000 to $500,000, $$ = $500,001 to $1,000,000, $$$ = $1,000,001 to $2,000,000, $$$$ = 2,000,001 to $8,000,000

Project	Description	From	To	Miles	Cost
Hague Road	Trail	Nickel Plate Trail	96th Street	0.14	$
Sand Creek Greenway Extension	Greenway				$$$$
White River Greenway	Greenway	South City Limits	North City Limits	6.50	$$$$

Funding Opportunities

Where to Start

The City will need many funding sources for the trails and greenway improvements and will need to capitalize on partnerships, in-kind matches, and other non-traditional opportunities to implement the Plan. Funding the physical improvements will mostly come from traditional transportation sources, through Federal, State and City capital programs. Certain designated programs that are part of the Federal Transportation Program may be particularly important for implementing trails and greenway plan recommendations. Federal funding programs may change when new authorization is passed by Congress. This may open up new or restrict existing opportunities for funding trails and greenway improvements. The following section provides an overview of funding sources that should be utilized.

Surface Transportation Block Grant Program (STBGP)

The Surface Transportation Block Grant Program was implemented into law in October of 2021 as a part of the Bipartisan Infrastructure Law (BIL) and replaces the STBG Grant Program implemented as a part of the FAST Act dated March 7, 2016.

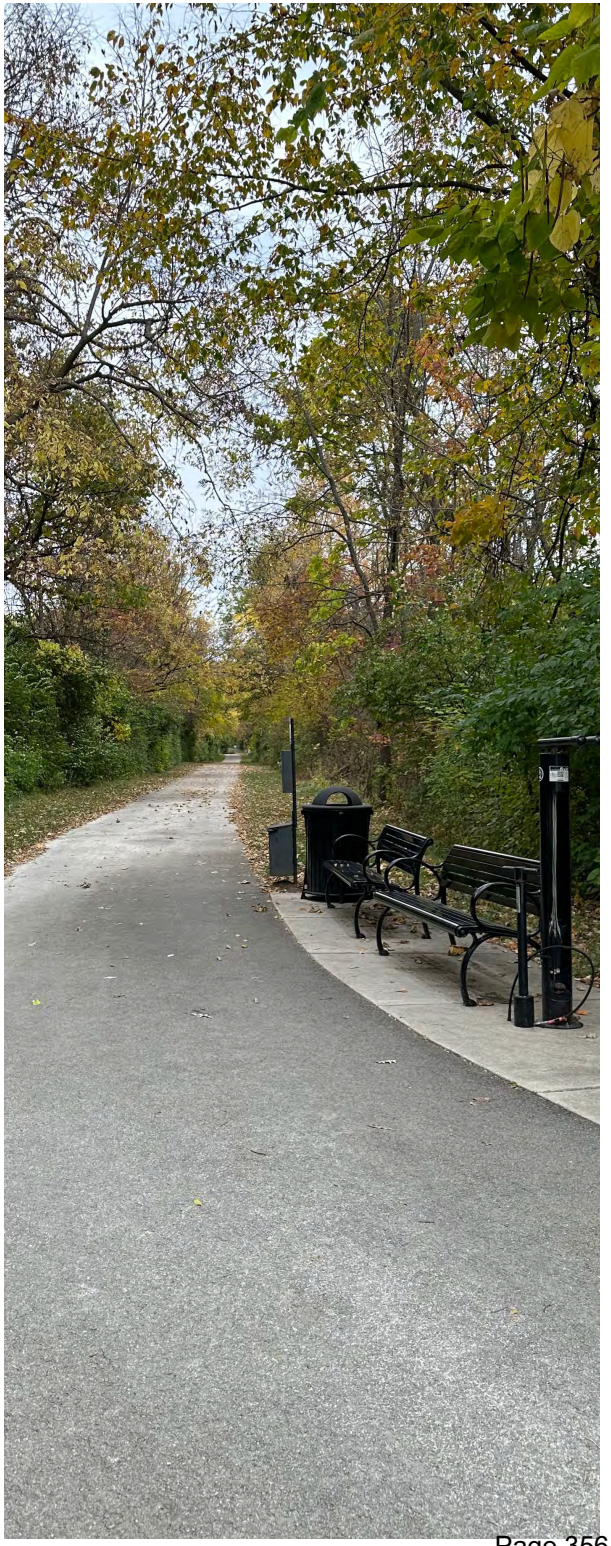
The STBG program promotes flexibility in State and local transportation decisions and provides flexible funding to address State and local needs. Eligible projects relevant to this plan include:

- Maintenance and restoration of existing recreational trails.
- Projects to enhance travel and tourism.

Transportation Infrastructure Financing and Investment Act (TIFIA)

The Transportation Infrastructure Financing and Investment Act provides credit assistance for qualified projects of regional and national significance. Many communities have individual trails, protected bike lanes or sidewalks scattered throughout neighborhoods, but filling in the gaps will enable more people to safely walk or bike to their destinations. Key points of the TIFIA include:

- The minimum project size is $10 million for projects involving local governments.
- Multiple segments of a network can be bundled into a single project, called a "Master Credit



Trail on Geist Reservoir

Agreement", to meet the $10 million threshold, thereby making it possible for communities to complete projects faster and more cohesively.

- The application process is streamlined for low-cost, low-risk projects—like trail networks—to reduce the transaction costs and make it affordable to apply. In addition, at least $2 million per year will be available to defray application costs for smaller projects.
- State Infrastructure Banks may use TIFIA funds to make financing more accessible for rural projects.

LAND AND WATER CONSERVATION FUND (LWCF)

The goal of the Land and Water Conservation Fund is the creation and maintenance of high- quality recreation amenities through the acquisition and development of public outdoor recreation areas and facilities. The local sponsor matches 50% of the project cost prior to applying for the grant. After the project is approved, the sponsoring park and recreation board receives a reimbursement of 50% of the actual project costs. Applicants must submit a bill to the grant coordinator to request the federal share of the cost throughout the grant term. Only park and recreation boards established under Indiana law are eligible for the program. These entities must currently have a five-year parks and recreation master plan on file, approved by the Division of Outdoor Recreation. Funding ranges from $50,000-$500,000. Local agencies in Indiana have received over $90 million to date.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

While not traditionally viewed as a source of funding for bicycle and pedestrian projects, the Community Development Block Grant (CDBG) program provides money for streetscape revitalization and other improvements that can enhance walking and bicycling. Federal Community Development Block Grant grantees may "use Community Development Block Grant funds for activities that include, but are not limited to: acquiring real property; reconstructing or rehabilitating housing and other property; building public facilities and improvements, such as streets, sidewalks, community and senior citizen centers and recreational facilities; paying for planning and administrative expenses, such as costs related to developing a consolidated plan and managing Community Development Block Grants funds; provide public service for youths, seniors, or the disabled; and initiatives such as neighborhood watch programs."

Birds Eye View of Geist Greenway

STATE FUNDING SOURCES

Indiana Heritage Trust Program

The Indiana Heritage Trust Program was instituted to protect natural resources using funds generated through the sale of personalized environmental license plates. Greenways are eligible under the Division of Outdoor Recreation section of the program. The Division's mission is to increase these opportunities for underserved regions and populations, regardless of their location in rural or urban settings. All projects must maintain state interests through conservation easements or similar agreements. The facilities must also be assumed by local interests, other divisions, or agencies. Greenways that make use of abandoned rail lines or other rights-of-way previously used for private/public transportation are eligible projects. The program has generated funds to protect over 71,200 acres of Indiana's natural heritage in license plate revenue.

Next Level Trails Grant Program

The Next Level Trails (NLT) program was initiated in 2019 and included three rounds of funding with the final round awarded in 2022. Although this program is not currently funded for years beyond 2022, the program has seen wide popularity and support and has the potential to return for additional rounds of trail funding.

Indiana Trails Program (RTP) Grant Program

The Indiana Trails Program (ITP) replaced the Recreational Trails Program (RTP) in 2021. Previously, RTP funds were provided through federal dollars. The new Indiana Trails Program will include state funds but will otherwise be very similar to the RTP program. The ITP will provide a minimum of $50,000 and maximum of $250,000 in grant assistance with a 20% local match requirement. Projects can include construction of trails, development of trailheads, construction of bridges, and acquisition of easement or property for trails. The ITP is managed by the Indiana Department of Natural Resources.

Safe Routes to School and SAFETULU Grant

Safe Routes to Schools and SAFETULU funds can be used for trail improvements which create connections to schools. Safe Routes to Schools requires no match and SAFETULU funds require a 20% match.

Central Indiana Bicycling Foundation (CIBA) Grant

The CIBA Foundation was organized to inform, educate, advise and promote the general public awareness of the health, recreational, economic, social and cultural benefits of bicycles. Grants range in size from $500 to $5,000 and preference is given to communities promoting bicycling with a focus on the above goals. These grants are especially beneficial in accomplishing education policies and programs associated with the bicycle and pedestrian network.

LOCAL FUNDING SOURCES

While external funding sources for pedestrian and bicycle projects and programs continue to be in short supply and high demand, local funds can often be the most reliable funding source to get projects built. In addition, local funding is often required as a match for external funding sources. Because of this, Aurora should identify and pursue local funding strategies as a means of implementing the plan.

Capital Improvement Plan Set-Aside

As with most towns and cities, Aurora has limited funds. With other transportation and infrastructure projects pulling at the same source of funds it can be challenging to implement new pedestrian and bicycle facilities. By creating a dedicated set-aside in the Capital Improvement Plan, the City can focus, prioritize and plan for capital expenditures for pathways, on-street bikeways, and other projects that improve conditions for walking and bicycling. This set-aside may also be used as a local match for external funding sources, or as contributory toward bicycle and pedestrian elements of larger projects.

Birds Eye View of Thorpe Creek Greenway

PRIVATE AND FOUNDATION FUNDING SOURCES

People for Bikes Community Grants Program

People for Bikes, formerly known as Bikes Belong, is a national organization working to make bicycling better throughout the United States through programs and advocacy work. People for Bikes has funded numerous infrastructure projects and education and encouragement programs since it was first launched in 1999. Although the typical grant amount is small, these grants can be particularly useful in adding bicycle and pedestrian infrastructure such as bike parking and benches.

Community Foundations

Community and corporate foundations can play an important role in funding pedestrian and bicycle improvements. With a growing understanding of the connection between pedestrian and bicycle infrastructure improvements and the health of the community, health foundations through the country have joined with environmental foundations to support pedestrian and bike projects that increase opportunities for walking and bicycling within communities. Many corporate and national foundations have supported programs which reduce obesity, increase physical activity, and achieve other positive health related outcomes.

Local Business Community

More and more businesses have begun to recognize the benefit of walking and bicycling as economic drivers and indicators of quality of life. Businesses have expressed interest in investing in bicycle and pedestrian infrastructure that supports healthy and active communities. Support from the business community is often the result of strong relationship-building efforts and may come in a variety of forms from the funding of capital projects or associated amenities to the provision of volunteers to assist in trail maintenance activities.

ORDINANCE NO. 011624

AN ORDINANCE OF THE COMMON COUNCIL AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA.

This is an ordinance to amend the text of the Comprehensive Plan, Ordinance No. 032116C, previously enacted by the City of Fishers, Hamilton County, Indiana ("City"), pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Fishers (the "Petitioner"), seeks to amend the standards of the Comprehensive Plan for the annual update, as further specified herein ("Amendment");

WHEREAS, the City's Plan Commission has conducted a public hearing on Docket No. TA-24-01 is required by law in regards to the Amendment;

WHEREAS, the Plan Commission at its February 7, 2024 meeting sent a _____ recommendation to the Fishers City Council by a vote of 0 in favor and 0 opposed;

WHEREAS, pursuant to Ind. Code 36-7-4 et. seq., the Council hereby desires to adopt the Amendment and as part of such approval requests that the City update the City's zone improvement plan; and

WHEREAS, pursuant to Ind. Code 36-7-4 et. seq., the zone improvement plan shall be updated prior to consideration of the City impact fees.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

Section 1. The Fishers 2040 Comprehensive Plan is hereby amended per Exhibit A.

Section 2. All other provisions of the Comprehensive Plan not in conflict with or specifically changed by this Amendment shall remain in full force and effect.

Section 3. This ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

UNLESS SPECIFICALLY AMENDED BY REFERENCE HEREIN, ALL REMAINING TERMS AND CONDITIONS OF THE COMPREHENSIVE PLAN SHALL CONTINUE IN FULL FORCE AND EFFECT AND ARE HEREBY RATIFIED AND AFFIRMED.

SO BE IT ORDAINED by the Common Council of The City of Fishers, Hamilton County, Indiana this 19th day of February 2024.

ORDINANCE NO. 011624

COMMON COUNCIL OF THE CITY OF FISHERS,

HAMILTON COUNTY, INDIANA

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble, Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ___16th_____ day of __January_____2024 at _____p.m.

CITY OF FISHERS SEAL INDIANA

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ _____**January 16, 2024**_____

Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____

Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

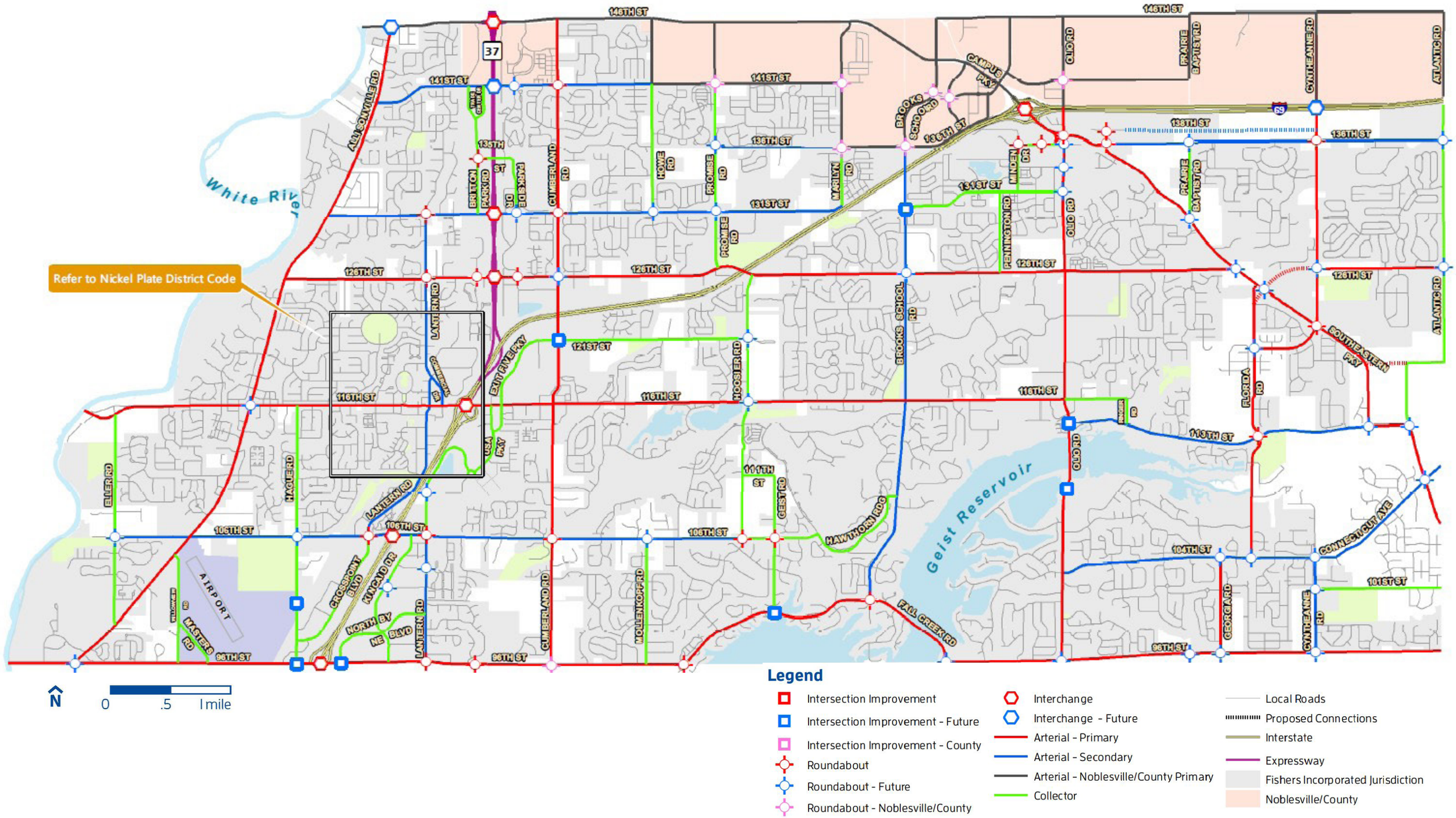
"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A

Chapter 6. Summary & Implementation Chapter, Throughfare Plan, Trails & Greenways Report

THOROUGHFARE MAP

Draft January 2024



Legend

- Intersection Improvement
- Intersection Improvement - Future
- Intersection Improvement - County
- Roundabout
- Roundabout - Future
- Roundabout - Noblesville/County
- Interchange
- Interchange - Future
- Arterial - Primary
- Arterial - Secondary
- Arterial - Noblesville/County Primary
- Collector
- Local Roads
- Proposed Connections
- Interstate
- Expressway
- Fishers Incorporated Jurisdiction
- Noblesville/County

6

SUMMARY & IMPLEMENTATION

The comprehensive plan is a working document that provides direction and assists decision makers with short and long range choices for improving the quality of life in Fishers. This chapter includes guidance on managing and using the plan. It also includes a summary of objectives and actions.

FISHERS 2040
A Framework for Our Future

INTRODUCTION

Fishers 2040 establishes the vision and roadmap for a smart, vibrant and entrepreneurial city. This plan is meant to be a working document that provides direction and assists decision makers with short-term and long-range choices for improving the quality of life in Fishers. Implementation will involve a host of City departments, boards and commissions, regional partners, non-profits, businesses and citizens. This chapter includes a summary of goals and integrated action items for how we can achieve the vision for Fishers 2040.

Fishers 2040 Vision

The City of Fishers is a **smart**, **vibrant** and **entrepreneurial** city that provides an exceptional quality of life and fosters a culture of innovation and resiliency.

Summary of Goals

What does a smart, vibrant and entrepreneurial community look like? The goals across land use, residential standards, transportation and parks and open space can be summarized in five key themes, including:

- Connected
- Innovative
- Resilient
- Accessible
- Sustainable

Fishers will be a **connected** community with a strong sense of place, inviting streetscapes and building designs, linked trails and a well-planned road network.

Fishers will celebrate and encourage **innovative** and diverse designs in our built environment and use of open space that complement and support our entrepreneurial culture.

Fishers will be **resilient**, maintaining vibrancy and withstanding the tests of time through thoughtful planning and focused reinvestment and maintenance.

Fishers will be **accessible** and welcoming to all who wish to create their life in Fishers as a city of opportunity and quality for all ages, stages and abilities of life.

Fishers will be a **sustainable** community, both financially and in our stewardship of the ecological and built environment through diverse land use, quality construction and proactive maintenance strategies.

Action Items with this symbol are noted as contributing Action Items to the City' s ongoing Environmental Working Group and are summarized on page 120.

Action Items with this symbol are noted as contributing Action Items to the City's ongoing Mental Health Action Group and are summarized on page 134.

SUMMARY OF ACTION ITEMS

This section summarize all action items in the plan. It is organized in two parts: 1) strategic actions that are intended to be completed during the plan's lifespan; and 2) maintenance actions that are ongoing and would be continued into the future. The actions are organized by chapter and each indicates the status and groups responsible for leading and supporting implementation.

Action Status

- Underway (started, but not yet complete)
- Future (not started)
- Future, then maintenance (yet to be started, would become maintenance
- Complete
- New (Future actions added during the 5-year update in 2021)
- Maintenance (currently occurring on a repeating basis, to be maintained)

Responsibility

To assist with implementation, responsibility will be assigned to each action item. Staff will identify and complete the "Lead by" and "Supported by" fields following adoption.

Status, Notes, Lead by and Supported by updated December 2023.

City Departments Include:

Planning & Zoning (P&Z), Engineering (Eng), Fishers Parks (Parks), Economic Development (ED), Information Technology/ GIS (IT), Health Department (Health), Permitting & Inspection (P&I), Community & Public Relations (C&PR), Police Department (PD), Fire Department (Fire), Department of Public Works (DPW), Legal Department (Legal), Controllers Office (Controller) & Business Solutions Group (BSG)

Strategic Actions

Future Land Use

	Status	Notes	Lead by	Supported by
Zoning Map Updates				
LU-1.1.1. Update the zoning map to create mixed use nodes that align with the future land use map.			P&Z	IT
LU-1.3.2. Develop a strategy to align the zoning map with the future land use map.			P&Z	IT
LU-3.3.3. Develop a policy for sunset dates in PUD so that when a development does not occur within a specified period of time, the PUD expires and the land returns to use identified by the future land use map.	✓	UDO Section 10.2.16.1.	P&Z	IT
UDO Updates				
LU-1.3.1. Update the UDO to define updated land use categories.			P&Z	IT
PK-3.3.6. Update the UDO to include standards for protection of lands designated on the open space overlay in the future land use map.			P&Z	IT
PK-1.3.3. Revise the City's Open Space Standards in section seven of the Unified Development Ordinance (UDO) to promote innovative open spaces that focus on quality and character by providing broader, creative standards and options during the development review process.	✓	UDO Section 8.4.6.D.	P&Z	

Strategic Actions

Future Land Use

Area Planning and Topics for Future Study	Status	Notes	Lead by	Supported by
LU-2.1.7. Identify future redevelopment areas and areas for special study. Example: Area north of 113th Street, between Florida Road and Southeastern Parkway.		2022 Allisonville Corridor Study	P&Z	Eng, ED
LU-3.2.3. Study new land use opportunities along the Nickel Plate Trail		Hub & Spoke, Nickel Plate Station, First Internet Bank, Hotel Nickel Plate, Techway	ED	P&Z, Eng, Parks
LU-3.2.4. Study land uses along waterway and other natural resources for environmental protection		2024 Fishers White River Park	Parks	P&Z, DPW, Eng, Health
LU-3.4.1. Identify potential changes to land use policies that would improve environmental sustainability and public health.		Solar Panels permitted per UDO, EV Charging Stations required for Multi-Family	Parks	
LU-1.2.1. Develop a strategy for regional mixed use and neighborhood mixed use categories in the City's development standards to reflect the success of areas such as Saxony and the Nickel Plate District.		Fishers White River Park	Parks	P&Z, DPW, Eng, Health
LU-1.2.2. Create a plan for the undeveloped land northwest of Allisonville Road and 96th Street that incorporates a mix of uses.	✓	2022 CRG River Place Development	ED	P&Z, Eng, Parks
LU-1.3.3. Assess opportunites for future redevelopment at 131st Street and Brooks School Road area.		2021 Comp Update designated as Core Residential	ED	P&Z
LU-1.3.4. Assess opportunites to integrate attached residential product within a mixed use development at the northeast corner of Hoosier Road and 116th Street.		2021 Comp Update designated as Core Residential & Open Space	ED	P&Z, Parks, Eng
LU-2.1.3. Create a plan for the State Road 37 corridor to set a vision for future redevelopment and attract future employment.		2021 Comp Update designated as Employment Node SR 37 Project Underway	Parks	P&Z, DPW, Eng, Health
LU-2.1.5. Create a plan for the area of land south of 126th Street between State Road 37 and Interstate 69 to set a vision for future redevelopment and attract future employment.		Fishers Life Science & Innovation Park	ED	P&Z
LU-2.1.6. Create a plan for the areas of land south of Interstate 69 between Olio Road and Atlantic Road to set a vision for future redevelopment and attract future employment.		2021 Comp Plan designated as Suburban Residential & Flex Emplyment / R+D. Abbott Commons rezone approved	P&Z	ED, Eng

Strategic Actions
Future Land Use

	Status	Notes	Lead by	Supported by
LU-3.1.3. Assess opportunities for a future neighborhood mixed use node near Southeastern Parkway and Atlantic Road.		2021 Comp Update designated as Neighborhood Service Center & Suburban Residential	P&Z	
LU-1.2.3. Create a plan for future redevelopment of the Lantern Road corridor between 116th Street and Fishers Point Boulevard to encourage reinvestment that extends the character of the Nickel Plate District.		2021 Comp Update designated as Regional Mixed-Use & Core Residential. Pullman Pointe Built.	ED	P&Z, Eng
LU-2.1.2. Create a plan for the airport property that incorporates a mix of uses and increase opportunities for employment.		2023 Metro Park Building 1 & 2 Complete, Andretti Global HQ underway	ED	P&Z, Eng

Strategic Actions
Housing and Neighborhoods

	Status	Notes	Lead by	Supported by
Housing and neighborhood design innovation				
HN-2.2.1. Form a housing task force that analyzes housing needs in the City of Fishers and broader housing trends, and makes recommendations to address needs and opportunities.	✓	2021 / 2022 Housing Needs Analysis & Strategy	P&Z	Health
HN-2.2.2. Evaluate current method of plan review and explore how to improve the system to encourage innovative housing and neighborhood design.		2023 Architectual Consulting Services under contract	P&Z	Health
HN-2.1.3. Introduce a design award program to recognize, celebrate, and incentivize innovation in the design and/or redesign of housing and neighborhoods. Utilize city media channels to recognize innovation and promote civic pride.				
Revitalization and upkeep of existing neighborhoods				
HN-3.1.9. Expand the matching grant program or establish separate grant programs to fund home repairs, including exterior repairs for owner occupied and rental properties; to developers to provide new affordable housing or to renovate existing housing that meets affordability criteria; and to retrofitting of existing housing for ADA or universal access.		2023 Vibrancy Grant incrased to $750K for more impactful projects	P&Z	ED, C&PR
HN-3.1.10. Work with HOA's, homeowners, and landlords to identify needs in existing neighborhoods and create programming or resources for maintenance and revitalization of neighborhoods.		2022 Twilight Town Hall, Monthly HOA newsletter , 2024 HOA resouce	P&Z	C&PR, Health
HN-3.1.11. Form a rental and landlord registry to help monitor property conditions to make sure that rental properties are being properly maintained.		Recommendation from Housing Needs Analysis & Study	P&Z	P&I, BSG

Strategic Actions
Housing and Neighborhoods

	Status	Notes	Lead by	Supported by
Revitalization and upkeep of existing neighborhoods				
HN-3.1.6. Research the creation of a revitalization incentive or credit that can be provided to homeowners reinvesting in their homes, neighborhoods and in our community.		Neighborhood Vibrancy Grant	P&Z	DP, C&PR, Health
HN-5.1.2. Explore incentives to encourage timely property maintenance.			P&Z	
Sustainability				
HN-5.1.5. Develop a set of best practices the City should pursue to conserve and protect Fishers' natural systems.			P&Z, DPW, Parks	
HN-5.1.6. Monitor emerging trends in energy technologies to assess whether new products or practices could help to optimize resource management in Fishers.		2023 Duke Energy Fleet Electrification Assessment	DPW, BSG	P&Z
UDO Updates				
HN-2.1.10. Revise the UDO to encourage landmark local building materials and the integration of art within new developments.		15+ Public Art projects since 2016	P&Z	
HN-4.1.2. Review the standards in the UDO to ensure they encourage a diversity of redevelopment, mixed use development and infill. Consider appropriate targeted revisions.			P&Z	
HN-5.1.3. Revise the UDO to encourage the use of low impact development (LID) practices in the design, construction and maintenance of residential neighborhoods, redevelopment sites and in mixed use areas.		LID is also mentioned in Transportation	P&Z	Eng
HN-1.1.2. Require the developer to provide the complete network of sidewalks required by the UDO or PUD, to be installed no later than two years after construction started.		UDO Section 8.2.6. Pedestrian Network	P&Z	Eng, Health
HN-1.1.4. Revise the standards in the UDO to ensure neighborhoods and mixed use developments are required to provide connections to the surrounding residential neighborhoods.		Neighborhood Vibrancy Grant	P&Z	Health
HN-2.1.1. Revise the standards in the UDO to ensure open spaces are designed to fulfill purposeful functions within the context of the specific neighborhood, the community and the region.		UDO Section 8.4.6. (in general, D specifically)	P&Z	
HN-2.1.2. Revise the standards in the UDO to require purposeful elements such as storm water management, tree preservation, recreational amenities, art installations, gardens, native plantings and/or linear trails.		UDO Section 8.4.7. and Sec. 6.15.2	P&Z	

Strategic Actions
Housing and Neighborhoods

	Status	Notes	Lead by	Supported by
UDO Updates				
HN-2.1.4. Provide an option to lower the overall percentage of open space required in a specific development if it is activated with multiple elements such as public art, recreational amenities, environmental best practices and facilities which promote social interaction for all ages and abilities.		UDO Section 6.15.2. Public Art 25% Open Space Reduction option	P&Z	Health
HN-2.1.5. Assess whether it would be appropriate for select commercial developments to contribute to the Citys' open space network.	✓	Example - CRG Residential White River Park	P&Z	
HN-2.1.7. Update the existing UDO standards to offer a broader range of options for how the City's residential open space requirements may be met.	✓	UDO Section 8.4.6.D.	P&Z	
HN-2.1.8. Add a payment–in-lieu option when the City determines there is ample open space in close proximity to the new development.	✓	UDO Section 8.4.6.G. & Sec. 6.9.3	P&Z	
HN-3.1.2. Revise the standards in the UDO to ensure the use of quality building materials and construction practices.			P&Z	
HN-3.1.7. Establish a committee to focus on the architecture standards of new construction homes and make recommendations for a revised residential standards to achieve high quality, long-lasting building.		2023 Architectual Consulting Services under contract	P&Z	
HN-3.1.8. Establish a committee to focus on commercial construction and redevelopment standards for our community and make recommendations on how to employ these standards through economic development, incentives and/or zoning changes.	✓	Fishers Redevelopment Commission	ED	
H N-5.1.1. Review the standards in the UDO and in other City ordinances to ensure lasting, sustainable building materials are required. Identify and revise any standards that don't meet this goal.		2023 UDO Overhaul underway	P&Z	
HN-5.1.7. Revise UDO to encourage connectivity of natural areas and open space and recreational amenities to neighborhoods	✓	UDO Section 8.4.6.A	P&Z	
HN-5.1.8. Revise the UDO to promote green building practices to maximize energy efficiency, waste reduction, pollution prevention and occupant health.		2023 UDO Overhaul underway	P&Z	

Strategic Actions
Transportation

	Status	Notes	Lead by	Supported by
UDO Updates				
TR-1.1.3. Create clear time frames for completion of all actions.		2024 Annual Progress Update	P&Z	All Departments
TR-5.1.1. Complete comprehensive plan.		Annual Progress & 5 Year Update	P&Z	All Departments
Communication and Education				
TR-1.2.1. Community development and engineering departments to review and document completed projects and review upcoming projects (for tracking of progress).		Capital Projects Dashboard & Development Dashboard	Eng, P&Z	
TR-1.3.2. Discuss and update residents about infrastructure projects in a mailed city publication.			Eng	C&PR
TR-3.3.1. Create materials and signage to alert drivers of the driver's shared responsibilities as a roadway user and that they must share the roadway with bicyclists.		Nickel Plate Trail Crossings & Community Education	Eng, P&Z	C&PR
TR-3.3.3. Raise awareness to the bicycling community of the bicyclists' responsibilities as a roadway user.			Eng	P&Z, DPW
TR-3.3.4. Create materials to alert residents how it is appropriate and lawful to use shared-use paths, bike lanes and sidewalks.			Eng	P&Z, DPW, C&PR
TR-5.2.5. Provide parking identification signage for public parking in urban areas.		2021 NPD On-Street public signsparking	P&Z	DPW, Eng
TR-1.3.1. Publicize the availability of Drive Fishers alerts.			P&Z	C&PR
TR-4.1.2. Assign a single point of contact for ADA and Title VI challenges in Fishers.		Ross Hilleary, Director of Planning & Zoning	P&Z	C&PR, Parks, DPW, Eng
UDO Updates and Standards				
TR-5.1.2. Update the UDO to encourage mixed-use designs and require connected bicycle, pedestrian and automotive networks. These standards must also support future public transit systems.		Connected Roadways & Pedestrian Paths required	P&Z, Eng	
TR-4.2.2. Study the feasibility of requiring universal transportation design standards or other emerging design standards within the City.			Eng	
TR-8.1.4. Evaluate the City's design standards to ensure infrastructure built by new development will have a long life span.			Eng	

Strategic Actions
Transportation

	Status	Notes	Lead by	Supported by
UDO Updates and Standards (continued)				
TR-8.2.2. Require larger development projects to help improve the roadways at the time of construction.	✓	UDO Section 8.3.I	P&Z, Eng	
TR-8.3.1. Update the UDO to discourage the future use of cul-de-sacs in residential development to improve connectivity and reduce city expense when plowing roads.	✓	UDO Section 8.3.2.I0.	P&Z, Eng	
TR-9.2.2. Update bicycle parking requirements in the UDO to encourage active transportation options in key areas and better address anticipated demand.	☑	UDO Section 6.II.6.	P&Z	Eng
TR-9.5.1. Adopt low-impact (LID) development standards in the UDO.	☐		P&Z	
TR-2.1.1. Amend the UDO to limit the amount of cul-de-sacs in new development and require road connections to surrounding parcels and neighborhoods wherever possible.	✓	UDO Section 8.2.3. Blocks & 8.3.2.B.I0.	P&Z, Eng	
TR-2.1.2. Amend the UDO to reduce allowable length of cul-de-sacs.	✓	UDO Section 8.2.3.C.	P&Z	
TR-2.1.3. Amend the UDO to require commercial developments to provide connections to adjacent properties.	✓	UDO Section 6.II.3.F.	P&Z	
TR-2.2.3. Amend UDO to require pedestrian connections between subdivisions during planning process and to adjacent uses wherever appropriate.	✓	UDO Section 8.4.6.A	P&Z	
TR-2.2.5. Design trails and sidewalks to allow space for pedestrians and cyclists to pass one another.	✓	Shared Use Path & Greenway Design Standards	P&Z	
TR-2.3.1. Require roadway designs that reduce the speed of through traffic.	☑		Eng	P&Z
TR-2.3.2. Require new stub streets to have signage to notify adjacent homeowners a future roadway will connect.	✓	UDO Section 8.3.2.II.	P&Z	Eng
TR-5.3.2. Require new development to provide bike and pedestrian facilities during the TAC review.	✓	UDO Section 8.4.6.D.	P&Z, Eng	
TR-6.2.2. Update design standards to require roadway and trail infrastructure that is thicker and lasts longer.	✓	202I Construction Detail Update	Eng	
TR-10.3.1. Require development to incorporate stub streets and pedestrian connections.	✓	UDO Section 8.3.2.II.	P&Z, Eng	

Strategic Actions
Transportation

Infrastructure – Pedestrian, Bicycle, Trails	Status	Notes	Lead by	Supported by
TR-7.1.1. Prioritize filling gaps in the network before upgrading an existing sidewalk or path, when possible.		2023 Trails & Greenways Study	P&Z	DPW, Eng, Parks
TR-7.1.1A. Complete trail gap analyst.		2023 Trails & Greenways Study	P&Z	DPW, Eng, Parks
TR-7.1.1B. Prioritize trail gaps.		2023 Trails & Greenways Study	P&Z	DPW, Eng, Parks
TR-7.1.1C. Identify funding opportunities to start closing trail gaps.		2022 Next Level Trail funding	P&Z, Eng	
TR-5.3.1. Focus on creating key development nodes that provide a high standard of bicycle and pedestrian connectivity, such as in the Nickel Plate District, 106th Street corridor and Saxony District.		Nickel Plate District and NPT Plaza Completed in 2022	Eng, Parks	P&Z
TR-9.1.1. Locate key street corridors to provide bike connectivity with particular attention to creating continuous north-south and east-west routes with on-street and off-street options.		Nickel Plate Trail and Geist Greenway construction underway	Eng	P&Z, DPW
TR-2.2.2. Explore topic of Safe Routes with Hamilton Southeastern Schools and viability of working toward grant funding for infrastructure and non-infrastructure improvements to increase walkability within neighborhoods surrounding schools.		2023 Safe Routes to School (SS4A) Grant Awardee	P&Z, Eng	
TR-2.2.6. Study the I-69 and E 116th Street INDOT interchange to see how robust pedestrian amenities can be added or modified, connecting the Nickel Plate District on the west to Fishers District on the east.			Eng	P&Z
TR- 3.1.10. Study the I-69 corridor specifically from Exit 205 (E 116th Street) to Exit 210 (Southeastern Parkway) as it relates to pedestrian connectivity over I-69.			Eng	P&Z
TR-2.2.7. Study and prioritize pedestrian connectivity on the east side of I-69 from 96th Street to E 121st and from I-69 to Cumberland.			Eng	P&Z
TR-2.4.1. Study an additional vehicular connection across the White River at key locations with adjoining municipal and county stakeholders.			Eng	P&Z
TR-2.4.2. Study pedestrian connectivity across the White River at key locations with adjoining municipal and county stakeholders		White River regional initative (WRROI) through the Indiana READI grant	Eng	P&Z, ED
TR-3.1.2. Expand and implement the Americans with Disabilities Act (ADA) Transition Plan.		2022 Next Level Trail funding	P&Z, Legal	Parks
TR-3.1.8. Investigate using raised crossings, pedestrian curb extensions and other traffic calming and pedestrian safety devices where high pedestrian travel is expected.		NPT raised crosswalks at Hauge, 106th, Fishers Pointe, South, North, Lantern, 126th, 131st, 141st Streets	Eng	P&Z

Strategic Actions
Transportation

	Status	Notes	Lead by	Supported by
Infrastructure – Pedestrian, Bicycle, Trails (continued)				
TR-4.3.1. Retrofit existing intersections or install traffic calming where pedestrian travel is encouraged.		Raised Crosswalks at Cyntheanne Rd & Southeastern Pkwy Roundabout	Eng, DPW	P&Z
Infrastructure – streets and traffic				
TR-3.1.9. Ensure that all primary and secondary arterial intersections are properly lit.			Eng, DPW	P&Z
TR-3.2.4. Study the I-69 corridor specifically from Exit 205 (E 116th Street) to Exit 210 (Southeastern Parkway) as it related to vehicular connectivity both existing and proposed interchanges.			Eng, DPW	P&Z
TR-4.2.4. Consider future transit facilities when upgrading infrastructure.			Eng, DPW	P&Z
TR-10.1.1. Expand on the signal modernization system used on 116th Street and other major corridors where congestion is a primary concern, if necessary.			Eng, DPW	
TR-3.2.2. Widen roadways with substandard lane widths.				
TR-3.2.3. Inventory locations where sight distances may be impaired.		During the design/ review, Eng requires proper sight distance to be provided at intersections. On existing intersections, engineering is creating a catalog for purposes of improving.	Eng	
TR-3.1.1. Replace stop sign controlled railroad crossings with gates and lights or pedestrian signals.		Nickel Plate Trail intersection improvements	Eng,	
Area planning and focused investment				
TR-5.4.1. Prepare small area plans for the airport property, 116th Street at Allisonville Road, State Road 37 Corridor and Fall Creek Road at Brooks School Road.		2022 Allisonville Rd Corridor Study, SR 37 Improvements Plan, Airport Master Plan	P&Z, ED	Eng
TR-5.4.2. Update the master plan for the Nickel Plate District focusing on South Street.		Nickel Plate Trail intersection improvements	Eng	P&Z
TR-5.4.3. Study road connectivity and land use to create a safe, well connected road network for the eastern portion of Fishers.		Thoroughfare Plan Updated annually	Eng	P&Z
TR-6.1.1. Determine development nodes where reinvestment is needed and can aid economic development initiatives.		Fishers DIstrict, Life Science & Innovation Park, Allisonville Rd Corridor, NPD, Tech Park	ED	P&Z
TR-6.1.2. Invest in pilot projects to create momentum for private investment, redevelopment and public-private partnerships.		Fishers Test Kitchen, IoT Lab, Launch Fishers	ED	C&PR

Strategic Actions
Transportation

	Status	Notes	Lead by	Supported by
Incorporating mobility best practices				
TR-9.5.3. Provide a cost-benefit analysis to present information to the Fishers community and to the development community regarding cost comparisons of traditional design versus low-impact development alternatives.			P&Z,	ED
TR-9.6.1. Create best practices for EV Charging for multi-family and commercial developments.			P&Z	ED
TR-9.6.2. Update UDO to require EV Charging at commercial developments over a certain threshold and define minimum requirements for a EV charging facility.			P&Z	ED
TR-9.6.3. Be a resource for existing multi-family and destination commercial developments (Fishers District, TopGolf, etc.) by facilitating and connecting national EV networkers to existing developments.		Drive Clean Indiana Membership	P&Z	ED

Strategic Actions
Parks

	Status	Notes	Lead by	Supported by
Improvements and upgrades to existing parks and trails				
PK-1.1.2. Build new facilities as listed in the parks impact fee study.		Park Impact Fees updated in 2021, Geist Waterfront Park, Agripark, Fishers White River Park	Parks	ED, DPW
PK-1.2.1. Pursue feasibility of installing wi-fi, technologically interactive play areas and other amenities that allow users to collaborate and interact with each other and identify areas where this is possible.		Hub & Spoke and Fishers Parks Maker Playground	Parks	DPW, Health
PK-5.1.2. Provide additional lighting in parking lots, trail heads and around buildings that are used when the park is dark. Assess and prioritize where lighting improvements are needed.			Parks, DPW	Health
PK-2.1.1. Update the existing parks and recreation facilities plan based on new community data and incorporate into the Fishers 2040 Plan as one comprehensive document.			Parks	P&Z, DPW
PK-1.4.2. Continue to implement phase one of the City's ADA transition plan within the right-of-way and finalize phase two that incorporates all City facilities, policies and programming. Assess the financial need for implementation.		Also listed in Transportation	Parks, Eng	P&Z

Strategic Actions
Parks

	Status	Notes	Lead by	Supported by
Improvements and upgrades to existing parks and trails				
PK-7.1.3. Provide a financial analysis of projected need to maintain park network and identify future revenue sources.		2021 Park Impact Fee Analysis	Parks	DPW
PK-7.2.1. Plant areas of indigenous plantings in some areas of the parks to reduce costs over time and to increase the natural areas in the park system.		Coverted 2 acres of turf grass to native plantings at Cumberland Park. 200 native fruit and nut trees & shrubs planted at the AgriPark. Native plantings installed along NPT	Parks, DPW	
PK-7.2.2. Proactively integrate environmentally sustainable best practices and products throughout the parks system such as recycling bins, solar lighting, composting, the use of rain barrels, and educational signage.		Rain Barrel & Composting programs at the Agripark & Fishers Recycling Events	Parks, DPW	P&Z
New parks, trails, and amenities				
PK-1.2.5. Assess feasibility of a dog park.		Dog Park to be located at the Fishers Community Center	Parks	DPW
PK-1.2.6. Identify opportunities for a tranquility park to promote mental health.			Parks	
PK-1.3.1. Implement the capital improvement projects as outlined in the bicycle and pedestrian master plan.		Also in Transportation	Eng	Parks, P&Z
PK-1.3.1A. Prioritize east and west trail connection to the Nickel Plate Trail.			Eng	Parks, P&Z
PK-1.3.1B. Prioritize city-wide connections that create a trail loop of the overall Parks network.			P&Z, Eng, Parks	
PK-1.3.1C. Identify waterway connections between parks for kayak and canoeing opportunities.		White River Regional Initiative (WRROI) through the IN READI grant. Coordinating with Hamilton County & Carmel on ped connection	Parks	P&Z, ED
PK-3.1.2. Develop a park to showcase LID and sustainable design to encourage the community to embrace sustainable practices.		Geist Waterfront Park, Fishers White River Park	Parks	P&Z
PK-3.3.2. Construct greenways and trail connections per the bicycle and pedestrian master plan to create a seamless network that links the city's natural amenities.		Nickel Plate Trail, Geist Greenway, Fall Creek Woods (Fall Creek Township Park)	Eng, Parks	P&Z

Strategic Actions
Parks

	Status	Notes	Lead by	Supported by
Communication, wayfinding, and promotion				
PK-4.1.1. Create and install a consistent and vibrant wayfinding signage design for use in all the parks and along all the greenways.			Parks, P&Z	DPW, Health
PK-4.1.1A. Establish a phasing plan and budget for wayfinding signage.			Parks, P&Z	
PK-4.1.1B. Design a wayfinding signage system.			Parks	P&Z, C&PR
PK-4.1.2. Create and install a park and greenways network map at all park locations to show the connections within the parks network. Consider cost savings opportunities such as in-house design and fabrication.			Parks, DPW	P&Z, C&PR, Health
PK-4.1.2A. Integrate relevant technology into park maps and signage such as QR codes, digital counts, trail mileage and minutes of travel time.			Parks	C&PR
PK-2.2.3. Create a map and brochures that identifies ease of use or other fitness metrics (such as distance, terrain type, etc) for each facility within the bicycle and pedestrian network.		Ecotherapy and Trail Loop Map	Parks	P&Z, Eng, C&PR, Health
Land acquisition				
PK-2.1.2. Acquire additional land for future parks that can be easily designed and developed to include a variety of both active and passive uses.		Geist Waterfront Park, Agripark, Fishers White River Park	Parks, ED	Health
PK-2.1.2A. Inventory where private neighborhood parks currently exist in North Central Fishers and pursue feasibility of acquiring park land to incorporate into the overall parks network.			Parks, P&Z, Legal	DPW, Health
PK-2.1.2B. Pursue acquisition of land off the Nickel Plate Trail for pocket park opportunities.		Hamilton East Public Library connection, NPT Plazas	Parks, ED, P&Z, Eng	Legal, Health
PK-3.3.1. Acquire land along Geist Reservoir, the White River and creeks as prioritized in the land acquisition analysis.		Geist Waterfront Park, Agripark, Fishers White River Park	Parks	Health
PK-1.1.4. Pursue the possibility of a fee-in-lieu payment option that developers can utilize to reduce their open space requirement. The fee could be used to acquire future parkland or improve conditions at existing parks.		UDO Section 6.9.3	P&Z	
PK-1.3.2. Require residential developments adjacent to parks to provide a pedestrian link between the two.		UDO Section 8.4.6.	P&Z	Health

Strategic Actions
Parks

	Status	Notes	Lead by	Supported by
Land acquisition (continued)				
PK-1.3.3. Revise the City's Open Space Standards in section seven of the Unified Development Ordinance (UDO) to promote innovative open spaces that focus on quality and character by providing broader, creative standards and options during the development review process.		Also in Land Use Section 8.2.6.	P&Z	
Event space and programming				
PK-4.2.3. Identify and design additional civic spaces within the parks that are conducive for events, festivals and other community gatherings.		NPD Amp upgrades, Saxony Farmers Market	P&Z	DPW
PK-4.2.4. Determine need and potential locations for providing an indoor community recreation and events facility.		2023 Fishers Community Center Announced	Parks, ED	P&Z
PK-4.2.5. Implement the priorities identified in the Fishers Art & Culture Master Plan in coordination with park design use and programming.		See Fishers Arts & Culture Commission Section	Parks, P&Z	
PK-4.2.5A. Identify and promote available spaces for the performing arts community to rent or utilize.		thisisfishers.com	Parks, C&PR	P&Z
PK-4.2.5B. Establish a City grant program under the Arts & Culture Commission to provide funding opportunities to the arts community.		FACC Grant program started in 2021. Awarded: $46K in 2021 $47K in 2022 $50K in 2023	P&Z	
PK-4.2.5C. Pursue programming of multi-cultural events including music, food, etc.		This is Fishers, Juneteenth Jubillee, & FACC Grants	P&Z	
Partnerships				
PK-1.3.4. Pursue the feasibility of implementing a bike share program within the parks network. Consider opportunities for a regional bike share program with adjacent municipalities.		Coordinate with Hamilton County Tourism, Carmel, & Noblesville	P&Z	
PK-2.2.2. Partner with the City of Fishers Health Department to promote the parks system.		Culture of Health Ambassador position	Parks, Health	
PK-3.3.3. Partner with private organizations and businesses near natural amenities, such as Conner Prairie and the Indianapolis Sailing Club, to provide better access to natural features, enhance connections between the parks and greenways network and mitigate environmental impacts.		White River regional Initative (WRROI) through the Indiana READI Grant, Conner Prairie & Carmel	Parks	Eng

Strategic Actions
Parks

	Status	Notes	Lead by	Supported by
PK-6.1.3. Explore consolidation of resources and management among city, county and township parks.			Parks	DPW
PK-6.1.4. Design and construct regional connections identified in the Bicycle and Pedestrian Master Plan.		Funding secured for NPT 96th Street Bridge	Eng	P&Z, Parks
PK-6.2.1. Partner with the Central Indiana Land Trust to lease natural areas to offer public trails and interpretive education.			Parks	Legal, Health
PK-6.2.4. Identify other potential partners in the region to enhance the overall regional parks system.		White River regional initiative (WRROI) through the Indiana READI Grant	Parks	
PK-6.2.5. Partner with neighborhood organizations and homeowner associations to identify, digitize and track the privately owned and maintained parks within neighborhoods.			Parks, DPW	P&Z, C&PR, Health

Maintenance Actions and Ongoing Policies
Plan Management and Monitoring

	Status	Notes	Lead by	Supported by
LU-3.3.1. Continue to conduct a yearly statistical analysis of development to maintain accurate and up-to-date data on Fishers' growth.		P&Z Annual Report, 2021/22 Housing Needs Analysis & Strategy	P&Z, ED	P&I, BSG
LU-3.3.2. Periodically update the fiscal sustainability analysis to monitor the fiscal impact of land use and development decisions.		2021 Road, Bridge, and Park Impact Fee Analysis	Parks, ED, P&Z	
TR-1.1.2. Identify progress of the plan in the yearly statistical analysis of development.		P&Z Annual Report	P&Z	
Update the City's comprehensive plan every five years.		2021 Five Year Update	P&Z	All Departments
Provide an annual report on comprehensive plan progress to plan commission.			P&Z	

Maintenance Actions and Ongoing Policies
Housing and Neighborhoods

	Status	Notes	Lead by	Supported by
HN-1.1.1. Create well-connected neighborhoods with safe and convenient access to key destinations such as employment nodes, adjacent neighborhoods, schools, and parks for pedestrians, cyclists and motorists.			Eng, P&Z	Health
HN-1.1.3. Implement the infrastructure priorities of the Bicycle and Pedestrian Plan and the Transportation Plan to ensure connectivity is a priority in all new developments, redevelopment projects and when upgrades are completed in existing developments.		UDO Section 8.2.6.	Eng, P&Z	Health
HN-2.1.6. Require developers to identify the functions the open space will fulfill and how the design achieves each function. City staff will work with the developer to ensure these functions are met.		Example: Fishers District	P&Z	
HN-3.1.1. Upgrade infrastructure in older neighborhoods to current standards when infrastructure is repaired or replaced as outlined in the City's capital improvement plan and as immediate needs arise.			Eng, DPW	
HN-3.1.3. Assess existing housing stock and neighborhood infrastructure in older residential areas to determine priorities for municipal investment in repair, upgrade and/or replacement of aging infrastructure.			DPW	
HN-3.1.4. Conduct outreach with residents and Home Owners Associations to inform and encourage maintenance of detention ponds, trails and both green and gray infrastructure.		Neighborhood Vibrancy Grant & Stormwater Grant	Eng, P&Z	
HN-3.1.17. Evaluate current methods of plan review and explore how to improve system to encourage innovative and high quality architecture and spaces.		Architectural Consulting Services Under-way	P&Z, ED	BSG, Eng, DPW, Fire

Maintenance Actions and Ongoing Policies
Housing and Neighborhoods

	Status	Notes	Lead by	Supported by
HN-3.1.18. Evaluate the mix of new housing developments and needs on a regular basis.		2021 / 22 Housing Needs Analysis & Strategy	P&Z, ED	
HN-4.1.1. Integrate a variety of housing including affordable, senior living, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices within a given neighborhood.		2023 Housing Projects: - Marketplace Towns - Milford Park - Cove at Thorpe Creek - River Place	P&Z, ED	Health
HN-4.1.3. Integrate universal design principles into development, whenever possible, and encourage options for aging in place, such as wide doorways, no step entryways and single story living.		2022 Housing Projects - Courtyards of Fishers	P&Z	P&I, BSG, Health
PK-4.2.6. Continue to promote art with redevelopment in the Nickel Plate District.		Fairway Mortgage Scuplture, NPT Murals, HEPL Trail Connection	P&Z	ED, Parks, C&PR

Maintenance Actions and Ongoing Policies
Transportation

	Status	Notes	Lead by	Supported by
TR-1.1.1. Provide periodic project status updates for the capital improvement plan to the City Council Finance Committee and update the Thoroughfare Plan at least every five years.			Eng	
TR-2.2.1. Utilize and prioritize greenways along creeks and other waterways to provide pedestrian and bicycle connections.			P&Z, Eng	Parks
TR-2.2.4. Construct bicycle and pedestrian infrastructure that connects to surrounding communities and civic centers.		Nickel Plate Trail, Geist Greenway	Eng, DPW	P&Z
TR-3.1.3. Continue to study areas where the City's roadway network could be improved.			Eng	DPW
TR-3.1.4. Address bike and pedestrian facilities when reviewing roadway designs.			Eng	P&Z
TR-3.1.5. Secure funding for maintenance of existing bicycle and pedestrian facilities and bring existing facilities up to the latest design standards where necessary.		2021 Road, Bridge, and Park Impact Fee Update	Eng, Parks	P&Z
TR-3.1.6. Annually review police department crash data to determine areas which may need additional safety improvements.			Eng, PD	
TR-3.1.7. Regularly repaint pedestrian crossing markings.			DPW	Eng
TR-3.2.1. When expansion projects are completed, widen lanes to modern widths to improve safety.			Eng	

Maintenance Actions and Ongoing Policies
Transportation

	Status	Notes	Lead by	Supported by
TR-3.3.2. Create materials to educate motorists on new intersection and roadway designs, as needed.		Nickel Plate Trail Website	Eng	C&PR
TR-3.3.5A. Annually update the bicycle and pedestrian map and promote the interactive map.		Fishers Public Trail Routes	Eng, P&Z	IT, C&PR
TR-4.2.1. Continue to review all developments and infrastructure projects at the Technical Advisory Committee (TAC) to ensure compliance with accessibility standards.			P&Z, Eng, DPW, Fire, PD	
TR- 4.2.3. Train City employees on the use of modern design standards.			P&Z, Eng	DPW
TR-4.3.2. Ensure that crosswalk locations are clearly marked and maintained per city standards.			Eng, DPW	
TR-5.2.1. Integrate planned paths, sidewalks and greenways into road projects.			Eng	P&Z
TR-5.2.2. Promote roadway connectivity to reduce trips on arterial roadways.		UDO Section 8.2.5.D.	Eng, P&Z	
TR-5.2.3. Continue to review all development and infrastructure projects at TAC to allow all resource agencies and City departments an opportunity for input.			Eng, P&Z, FIre, DPW	Fire, PD
TR-5.2.4. Provide trailheads including parking areas for people to use trails.		Partnership with Fairway Mortgate, Hub & Spoke, YMCA	Eng, P&Z	DPW, Parks
TR-6.2.1. Pursue grants to leverage local dollars for larger improvement.		2021/22 Awarded Grant: Next Level Trail	Controller, Eng, P&Z	
TR-6.2.3. Ensure that infrastructure is installed properly.		Required inspections for new development	Eng, DPW	
TR-7.1.2. Ensure that funding is secured for long-term maintenance of roads, paths and sidewalks.		2021 Road, Bridge, and Park Impact Fee Update		
TR-7.2.1. During review of all projects at the TAC, ensure the project aligns with the comprehensive plan and Thoroughfare Plan, including the Bicycle and Pedestrian Master Plan.		UDO Section 8.2.6	Eng, P&Z	
TR-8.1.1. Continually update the list of capital improvements projects.			Eng	
TR-8.1.2. Include path and sidewalk maintenance in the capital improvements projects list.			Eng	
TR-8.2.1. Ensure developments are dedicating adequate right-of-way through TAC based on the Thoroughfare Plan.		UDO Section 8.3.I.	Eng	

Maintenance Actions and Ongoing Policies
Transportation

	Status	Notes	Lead by	Supported by
TR-8.3.2. Recognize which spaces will be lost in a parking lot due to piling snow in the winter through the TAC process.			Eng, DPW	P&Z
TR-8.3.3. Design infrastructure to limit damage to snow plows when providing pedestrian crossings and curbs.			Eng, DPW	
TR-9.2.1. Continue to provide bicycle parking at City events, such as the concert series and movie nights.			DPW, Parks	
TR-9.4.1. Update the Thoroughfare Plan every five years at a minimum to reflect the current design standards and the needs of the community.			Eng	P&Z
TR-9.5.4. Be a resource for the local development community to inform on new standards and receive input.			Eng	
TR-10.2.1. Identify regular bottle necks by gathering data at congested areas in the existing system and prepare plans to mitigate the congestion.			Eng	
TR-10.3.2. Minimize disruptions to traffic during improvement projects.			Eng	DPW

Maintenance Actions and Ongoing Policies
Parks

	Status	Notes	Lead by	Supported by
LU-3.2.2. Assess potential locations for future public access to Geist waterfront.		Geist Waterfront Park	Parks	
PK-1.1.1. Create innovative spaces and amenities that activate parks during the winter season, including but not limited to sledding hills, ice skating rinks and holiday installments.		Flat Fork Creek Park, Hub & Spoke, Arts & Municipal Complex	Parks	DPW, Health
PK-1.1.3. Use art to activate the park spaces by creating interactive art, environmental art and other art pieces into existing and future parks. The art should fit within the context and culture of the surrounding area, yet be creative and vibrant.		Brooks School Art Wall, Nickel Plate Trail Murials	Parks, P&Z	Health
PK-1.2.2. Promote recreational opportunities through geocaching and other trending activities.			Parks	Health
PK-1.2.3. Design parks to allow for areas to be repurposed to meet the evolving needs and preferences of the diversifying demographic.		Pickleball Courts at Cytheanne Park & Holland Park	Parks	Health
PK-1.2.4. Maintain awareness of local and national park trends, technological advances and best practices to ensure a state of the art park system.			Parks	

Maintenance Actions and Ongoing Policies
Parks

	Status	Notes	Lead by	Supported by
PK-1.4.1. Encourage that all new parks and park redevelopment incorporate innovative designs and facilities that go above and beyond existing ADA requirements in order to celebrate Fishers' inclusive culture, such as sensory gardens and wheelchair accessible swing sets.		Accessible swings installed at Holland Park, incorporating accessible features into the NPT, sensory hours, Nickel Plate Trail, Geist Waterfront Park	Parks	P&Z, Health
PK-1.4.3. Incorporate universal design principals in the development and redevelopment of parks.		Redesign of Pavilion, NPD Amp, Agripark, Geist Waterfront Park	Parks	P&Z, Health
PK-2.1.3. Regularly assess usage of park facilities and fields to understand community needs.		Redesign of Pavilion, NPD Amp, Agripark, Geist Waterfront Park	Parks	
PK-2.1.2. Acquire additional land for future parks that can be easily designed and developed to include a variety of both active and passive uses.		Agripark, Geist Waterfront Park, Fishers White River Park	Parks	ED
PK-2.2.1. Install facilities and amenities that encourage exercise including but not limited to paved trails, outdoor fitness equipment and athletic fields.		Nickel Plate Trail, variety of athlletic fields including pickleball courts, and paved trails	Parks	DPW, Health
PK-2.2.2. Promote the benefits of the parks system and healthy living.		Programs like Ecotherapy, Keep Fishers Beautiful	Parks	C&PR, Health
PK-3.2.1. Train staff on best practices for the installation and maintenance of sustainable products and practices to optimize their effectiveness and longevity.			Parks, DPW	
PK-3.2.2. Monitor the use of sustainable products and practices to assess their effectiveness and refine best practices.		Compsting at the Agripark, smart water meters to reduce water usage, electric mowers	Parks, DPW	P&Z, Eng
PK-3.2.3. Incorporate and maintain native plantings and no mow areas into the parks, as appropriate.		DPW identified 23 acres of HSE Schools property to mow less frequently	Parks	C&PR
PK-3.2.4. Support opportunities for citizen involvement in environmental sustainability, such as providing more opportunities for recycling at city events and around the community.		Keep Fishers Beautiful, Rain Barrels and Composting Programs	C&PR, Parks, DPW	P&Z, Health
PK-3.3.4. Preserve mature trees and the city's tree canopy through policy requirements, incentives and other innovative measures.		AgriPark Tree Nursery, Neighborhood Matching Grant	P&Z, DPW	Parks, IT, Health
PK-3.3.5. Inventory, monitor and track health of the city's trees and endangered species.		DPW maintains a tree inventory as part of its accreditation status	Parks, P&Z	
PK-4.2.1. Incorporate landmark elements within the parks that convey Fishers' unique sense of place.		Brooks School Art Wall, Nickel Plate Trail Murals	Parks, P&Z	Health

Maintenance Actions and Ongoing Policies
Parks

	Status	Notes	Lead by	Supported by
PK-4.2.2. Partner with business community leaders and the arts community to install public art in parks.		Brooks School Art Wall, Nickel Plate Trail murals	Parks, P&Z	Health
PK-5.1.3. Design parks to minimize areas which are visually isolated from the public view.			Parks, PD	Health
PK-5.1.4. Work with neighborhood organizations and homeowner associations to engage residents to help monitor and maintain their local parks.		Park Watch, Neighborhood Vibrancy Grant	C&PR, PD	P&Z, Health
PK-5.2.1. Strategically patrol parks, particularly during large events and after dark.			PD	
PK-5.2.2. Prepare an annual assessment the record of incidents in each park to evaluate whether park rangers are warranted or if adjustments in the amenities and facilities are needed to enhance public safety.		White River regional Initiative (WRROI) through the Indiana READI Grant	Parks, PD	
PK-6.1.1. Collaborate with adjacent municipalities to identify opportunities to enhance accessibility to regional park assets such as Indianapolis' mountain bike trails at 96th Street and Allisonville Road or the White River Park in Noblesville.		White River regional Initiative (WRROI) through the Indiana READI Grant	ED, Parks, Eng	Health
PK-6.1.2. Collaborate with Hamilton County and adjacent counties and local townships to identify opportunities for partnerships that support the regional park system.			Parks	Health
PK-6.2.2. Partner with Hamilton County Tourism Inc to actively participate in regional tourism initiatives that promote the park system.			Parks, C&PR	Health
PK-6.2.3. Partner with the regional healthcare network and the Health Department to spread awareness of the parks network and benefits of using parks.			Parks, Health	
PK-6.2.6. Partner with the Fishers Parks Foundation to coordinate fundraising, grant applications and other park initiatives.			Parks	
PK-6.2.7. Continue collaboration with Hamilton Southeastern School District to provide educational and recreational opportunities and maintain open space.		HSE teacher and programs at AgriPark, Hub & Spoke, Nature First at Ritchey Woods, City Hall Fieldtrips, & Box City	Parks	C&PR, P&Z, Health
PK-7.1.1. Collaborate with the business community and service clubs to identify opportunities for donations to help sustain the level of service.			Parks, C&PR	
PK-7.1.2. Liaise with other innovative municipalities to determine successful ventures which may work in Fishers.			Parks, DPW	

Maintenance Actions and Ongoing Policies

Parks

	Status	Notes	Lead by	Supported by
PK-7.1.4. Utilize the volunteer community within Fishers to coordinate regular beautification and maintenance events within the parks network.		Volunteer Fishers and Vounteer Coordinator	C&PR	Health, Parks
PK-7.2.3. Assess the success of these products and practices to ensure they are achieving the desired outcomes.			Parks, C&PR	BSG
PK-7.2.4. Pursue grant funding for sustainable products and programs.		2022 IDEM Community Recycling Grant received for AgriPark composting program and composting tumblers	P&Z, Eng, Parks, DPW	Controller

FISHERS ENVIRONMENTAL WORKING GROUP

The Fishers Environmental Working Group (EWG) is a group of governmental department representatives and non-governmental stakeholder representatives all working together to help the City of Fishers be more prepared for the impacts of climate change. These departments include the Mayor's Office, Fishers Parks, Engineering, Planning and Zoning, Public Works, Hamilton Southeastern Schools, and more. While warmer temperatures, increased extreme heat events, and increased rainfall will become more and more prevalent issues, mitigation is necessary, and the City of Fishers wants to be at the forefront of climate action (IN CCIA Report).

Action Items with this symbol throughout Fishers 2040 are noted as contributing Action Items to the City's ongoing Environmental Working Group.

Formed in 2021, this collaborative group strives to shape a vision for what the City of Fishers can and should do to support environmental sustainability and resiliency. Meeting quarterly, this group assesses internal and external operations of the city to see how Fishers as a municipality can be more sustainable. The EWG focuses on the sustainable actions listed in the Fishers 2040 Comprehensive Plan including Land Use, Housing & Neighborhoods, Transportation, and arks. This is all to promote clean energy and electric vehicles, preserve flood capacity, improve biodiversity, and supply additional methods of waste management to reduce greenhouse gases in the atmosphere and play our city's part in mitigating climate change.

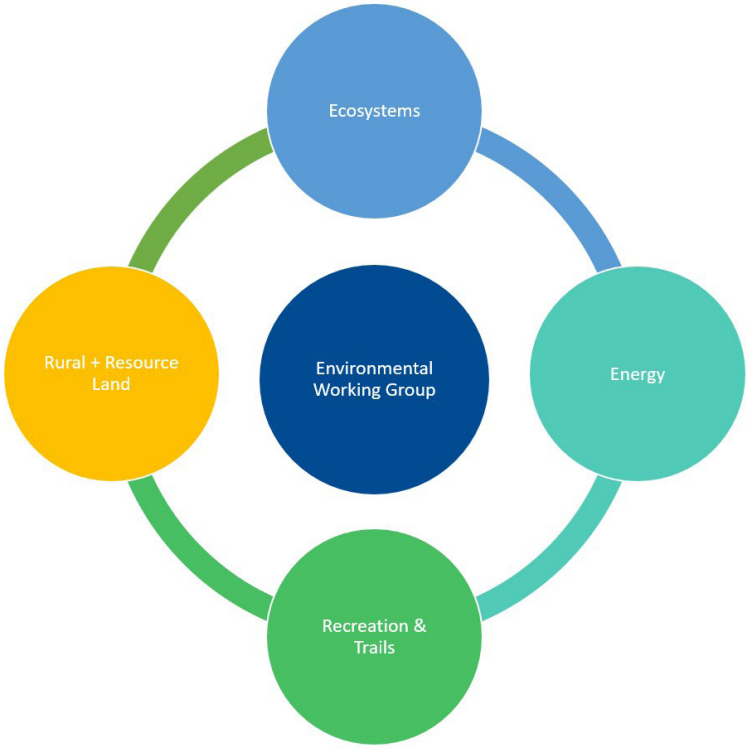
While warmer temperatures, increased extreme heat events, and increased rainfall will become more and more prevalent issues, **mitigation is necessary**, and the **City of Fishers wants to be at the forefront of climate action.**

The new DPW trailer that houses the two battery-powered lawn mowers, Spring 2022.

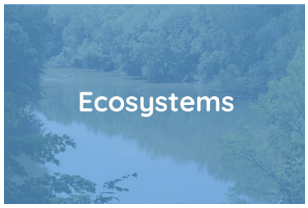
The Fishers Environmental Working is broken into four subgroups
that encompasses the various governmental departments and non governmental stakeholders which are:

- Ecosystems
- Energy
- Recreation + Trails and
- Rural + Resource Lands

Structure and objectives are based from the Regional Open Space Strategy (ROSS) Green Futures Research and Design Lave of the



The structure of the Fishers Environmental Working Group includes four subgroups.



Maintain and restore resilience to ecosystems and habitats at multiple scales in the face of a changing climate. Integrate human activities more closely with natural processes; support active resource-based economies; contribute to the identity and health of the region.

Serve an economic function by attracting investment decisions, businesses and people, and support community development efforts as a consideration in all new construction and development. Development should be designed to include and prepare for energy efficent factors.

Create accessible opportunities for recreation and support better mobility by linking parks, open spaces, and community destinations. Conserve energy, reduce green house gas emissions, and maintains biodiversity through habitat conservation and restoration.

Maintain a diverse and resilient landscape of rural and resource lands owned and operated by those that live in or are connected to the city. This landscape provides the food, resources, and ecosystem services we need and preserves our legacy for future generations.

Action Status

- Underway (started, but not yet complete)
- Future (not started)
- Future, then maintenance (yet to be started, would become maintenance)
- Complete
- New (Future actions added during the 5-year update in 2021)
- Maintenance (currently occurring on a repeating basis, to be maintained)

FISHERS ENVIRONMENTAL WORKING GROUP

Strategic Actions
Future Land Use

	Status	Notes	Lead by	Supported by
PK-3.3.6. Update the UDO to include standards for protection of lands designated on the open space overlay in the future land use map.	Future		P&Z	
LU-3.2.4. Study land uses along waterway and other natural resources for environmental protection	Underway	New city park along the White River	P&Z	Parks, Eng, Health
LU-3.4.1. Identify potential changes to land use policies that would improve environmental sustainability and public health.	Underway	Solar Panels permitted per UDO, EV Charging Stations required for Multi-Family Developments.	P&Z	

Strategic Actions
Housing & Neighborhoods

	Status	Notes	Lead by	Supported by
HN-5.1.5. Develop a set of best practices the City should pursue to conserve and protect Fishers' natural systems.	Future		P&Z, DPW, Parks	
HN-5.1.6. Monitor emerging trends in energy technologies to assess whether new products or practices could help to optimize resource management in Fishers.	Future, then maintenance	Drive Clean Indiana Green Fleet Analysis	DPW, BSG	P&Z
HN-5.1.3. Revise the UDO to encourage the use of low impact development (LID) practices in the design, construction and maintenance of residential neighborhoods, redevelopment sites and in mixed use areas.	Future	LID is also mentioned in Transportation	P&Z	Eng
HN-2.1.4. Provide an option to lower the overall percentage of open space required in a specific development if it is activated with multiple elements such as public art, recreational amenities, environmental best practices and facilities which promote social interaction for all ages and abilities.	Underway	UDO Section 6.15.2. Public Art 25% Open Space Reduction option	P&Z	
HN-3.1.2. Revise the standards in the UDO to ensure the use of quality building materials and construction practices.	Underway		P&Z	
HN-5.1.8. Revise the UDO to promote green building practices to maximize energy efficiency, waste reduction, pollution prevention and occupant health.	Future		P&Z	

Strategic Actions
Transportation

	Status	Notes	Lead by	Supported by
TR-8.1.4. Evaluate the City's design standards to ensure infrastructure built by new development will have a long life span.			Eng	
TR-9.5.1. Adopt low-impact development (LID) standards in the UDO.			P&Z	
TR-9.6.1. Create best practices for EV Charging for multi-family and commercial developments.			P&Z	
TR-9.6.2. Update UDO to require EV Charging at commercial developments over a certain threshold and define minimum requirements for a EV charging facility.			P&Z	
TR-9.6.3. Be a resource for existing multi-family and destination commercial developments (Fishers District, TopGolf, etc.) by facilitating and connecting national EV networkers to existing developments.		Drive Clean Indiana Membership	P&Z	

Strategic Actions
Parks

	Status	Notes	Lead by	Supported by
PK-7.2.1. Plant areas of indigenous plantings in some areas of the parks to reduce costs over time and to increase the natural areas in the park system.		Coverted 2-acres of turf grass to native plantings at Cumberland Park. 200 native fruit and nut trees and shrubs planted at the AgriPark. Native plantings installed along Nickel Plate Trail.	Parks, DPW	
PK-7.2.2. Proactively integrate environmentally sustainable best practices and products throughout the parks system such as recycling bins, solar lighting, composting, the use of rain barrels, and educational signage.		Rain Barrel & Composting programs at the Agripark & the Fishers Recyling Events	Parks, DPW	P&Z
PK-6.2.1. Partner with the Central Indiana Land Trust to lease natural areas to offer public trails and interpretive education.			Parks	Legal
PK-3.1.2. Develop a park to showcase LID and sustainable design to encourage the community to embrace sustainable practices.		Geist Waterfront Park, park along the White River	Parks	P&Z
PK-6.2.5. Partner with neighborhood organizations and homeowner associations to identify, digitize and track the privately owned and maintained parks within neighborhoods.			Parks, DPW	P&Z, C&PR

Maintenance Actions and Ongoing Policies
Housing and Neighborhoods

	Status	Notes	Lead by	Supported by
HN-3.1.4. Conduct outreach with residents and Home Owners Associations to inform and encourage maintenance of detention ponds, trails and both green and gray infrastructure.		Neighborhood Vibrancy Grant & Stormwater Grant	Eng, P&Z	

Maintenance Actions and Ongoing Policies
Transportation

	Status	Notes	Lead by	Supported by
TR-9.5.4. Be a resource for the local development community to inform on new standards and receive input.			Eng	

Maintenance Actions and Ongoing Policies
Parks

	Status	Notes	Lead by	Supported by
PK-3.2.1. Train staff on best practices for the installation and maintenance of sustainable products and practices to optimize their effectiveness and longevity.			Parks, DPW	
PK-3.2.2. Monitor the use of sustainable products and practices to assess their effectiveness and refine best practices.		Composting at Agripark, smart water meters to reduce water usage, electric mowers	Parks, DPW	P&Z, Eng
PK-3.2.3. Incorporate and maintain native plantings and no mow areas into the parks, as appropriate.		DPW identified 23 acres of HSE Schools property to mow less frequently.	Parks	C&PR
PK-3.2.4. Support opportunities for citizen involvement in environmental sustainability, such as providing more opportunities for recycling at city events and around the community.		Keep Fishers Beautiful, Rain Barrel and Composting Programs	C&PR, Parks, DPW	P&Z
PK-3.3.4. Preserve mature trees and the city's tree canopy through policy requirements, incentives and other innovative measures.		Agripark Tree Nursery, Neighborhood Vibrancy Grant	Parks, P&Z	DPW
PK-3.3.5. Inventory, monitor and track health of the city's trees and endangered species.		DPW maintains a tree inventory as part of its accreditation status	P&Z, DPW	Parks, IT
PK-7.2.3. Assess the success of these products and practices to ensure they are achieving the desired outcomes.			Parks, C&PR	BSG
PK-7.2.4. Pursue grant funding for sustainable products and programs.		2022 IDEM Community Recycling Grant received for Agripark composting program and compost-ing tumblers	P&Z, Eng, Parks, DPW	Controller

FISHERS ARTS & CULTURE COMMISSION

The City of Fishers Common Council established the Fishers Arts & Culture Commission (FACC) with the purpose to "assist the City in becoming a community in which arts and cultural activities are recognized as vital components of community life, valued and promoted for their economic benefits, and represent an integral part of establishing a vibrant community and lifelong learning".

Created in 2021, the FACC Grant Program has awarded over $92,000 to 28 projects.

The "I in Fishers" by Rachel Kavathe was the Commission's first ribbon cutting in 2019.

Fishers Arts & Culture Commission Vision

"To reflect both what the community is today and what it hopes to be in the future... a **smart**, **vibrant** and **entrepreneurial** city energized by and experienced through Arts, Architecture, and Culture."

Core Values

- INCLUSIVE.
- COLLABORATIVE.
- AUTHENTIC.
- INNOVATIVE.
- ENGAGING.
- EDUCATIONAL.

Action Status

- Underway (started, but not yet complete)
- Future (not started)
- Future, then maintenance (yet to be started, would become maintenance)
- Complete
- New (Future actions added during the 5-year update in 2021)
- Maintenance (currently occurring on a repeating basis, to be maintained)

FISHERS ARTS + CULTURE COMMISSION

Big Hairy Audacious Goals

Long Term / Big Picture Goals

	Status	Notes	Lead by	Supported by
FACC-1.1.1. Create a center for Arts and Culture in Fishers that is a iconic location for residents and visitors		2022 Arts & Municipal Complex	C&PR, Parks	
FACC-1.2.1. Incorporating arts and culture experiences into the expansion of trails in Fishers		HEPL, Fairway (Techway), NPT Murals	Parks, P&Z	

"Create center for Arts and Culture in Fishers that is a iconic location for residents and visitors" — Where are we now?

In Fall 2021 The City of Fishers sent out a Request for Qualifications/Proposals for a new combined city hall and arts and culture center, lifting the arts and culture desires from the community center, and relocated them downtown in the heart of Fishers with a new combined multi-use facility.

In April 2022 renderings of the facility were presented to the community with an intended opening in Spring 2024.

"Incorporating arts and culture experiences into the expansion of trails in Fishers" — Where are we now?

In May 2019 the City unveiled the Nickel Plate Trail Master Plan. Slated itself to be a 2040 goal, it helped the community see the game-changing ability of a linear park through our community. In July 2021 The Commission cut the ribbon on the first art installation funded, a mural along the trail. Slated for install in Spring 2023 will be the second co-funded project as part of the Hamilton East Public Library's $15M renovation, and a commission funded at the Techway Trailhead.

S.M.A.R.T. Goals

Specific, Measurable, Achievable, Relevant and Time-Bound Goals

	Status	Notes	Lead by	Supported by
FACC-2.1.1. Support at least successful cultural community event and attempt at gaining regional media recognition			FACC	P&Z, Parks, C&PR
FACC-2.2.1. Identify Funding for arts and cultural invitations including:				
FACC-2.2.2. Advocating for increasing the $50,000 that the Commission receives from City Council			P&Z	
FACC-2.2.3. Promoting other sources of funding for creative and cultural leaders			P&Z	
FACC-2.2.4. Ensuring funding of maintenance for existing public art		Maintenance Program started in 2022	FACC	P&Z

S.M.A.R.T. Goals

Specific, Measurable, Achievable, Relevant and Time-Bound Goals

	Status	Notes	Lead by	Supported by
FACC-2.3.1. Diversify the City's methods of outreach to support the Commission's events and work			FACC, P&Z	C&PR
FACC-2.3.2. Are we harnessing all methods of outreach to our underrepresented communities?			FACC	P&Z
FACC-2.3.3. Prior to the 2023 Grant Cycle, identify non-social media ways of communicating past projects and the opportunities they created			P&Z	FACC
FACC-2.3.4. Devise a way to showcase how Planning, C&PR, and Parks intercommunicate with non-profits and grant awardees to make sure they are getting the best opportunity to support their project			FACC, P&Z	C&PR, Parks
FACC-2.4.1. Aggregate data from 2021 and 2022 Grant Cycles to make strategic changes to future events and experiences and;			P&Z	
FACC-2.4.2 Create Key Performance Indicators (KPIs) for: 1. Engagement 2. Financial Impact 3. Qualitative Impact			FACC	P&Z

In Summer 2021 the FACC cut the ribbon on the first art installation funded by the Commission along the NPT, "Blazing the Trail" by Terre Haute artist Becky Hochhalter.

FISHERS ADVISORY COMMITTEE ON DISABILITY

In 2012 the ADA Citizens Task Force was formed to inform staff with accessibility priorities as a requirement of the then Town's ADA Transition Plan. In 2016 the City recognizes the first March Disability Awareness Month in Fishers and in 2017 was renamed the Fishers Advisory Committee on Disability (FACD) and received the Champions of Inclusion Award from the Indiana Governor's Council for People with Disabilities in recognition of their efforts.

In February 2022 the City of Fishers City Council codified the Fishers Advisory Committee on Disability with Ordinance No. 022122A. The Committee shall be comprised of nine (9) voting members appointed by the Mayor who are Fishers residents that are at least one of the following: professionals in advocacy, inclusion and service to people with disabilities within the City, people experienced with facing unique challenges by living with a disability as defined by the ADA, an HSE School's Division of Exceptional Leaners employee, a family member or caretaker of an individual living with a disability, a local employer who actively employes a person/people with disabilities, and the City ADA Coordinator.

March Disability Awareness Month has been celebrated in Fishers since 2016.

The Ally Toolkits distributed in March highlight inclusion of residents of all abilities.

The Fishers Advisory Committee on Disability is to...

"assist the City in becoming a community where **inclusion of all abilities** is recognized as a **key component to our vibrancy**; where persons of all abilities are recognized as **vital members of our community**; and where businesses, organizations, residents, and various stakeholders come together to **establish priorities and strategies to address the various challenges** and needs facing the disability community."

— City of Fishers Ordinance No. 022122A and Chapter 32.62 of the City Code

Action Status

- Underway (started, but not yet complete)
- Future (not started)
- Future, then maintenance (yet to be started, would become maintenance)
- Complete
- New (Future actions added during the 5-year update in 2021)
- Maintenance (currently occurring on a repeating basis, to be maintained)

FISHERS
ADVISORY COMMITTEE ON DISABILITY

Duties, Powers & Procedures

The Committee may and shall perform the following:

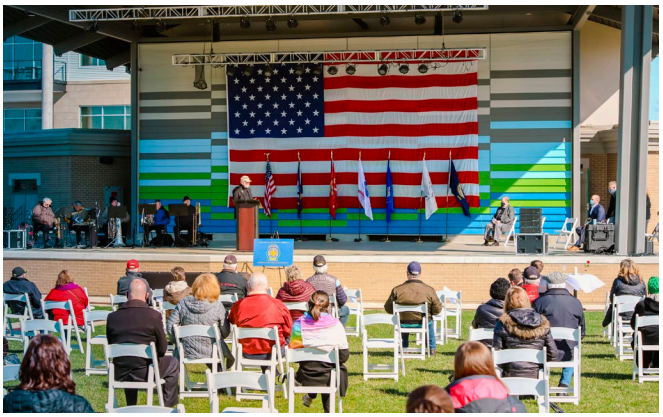
	Status	Notes	Lead by	Supported by
FACD-1.1.1. Provide Strategic Direction and Guidance for March Disability Awareness Month (MDAM) including:		2022 MDAM Highlights - 200 Toolkits - 83 MPOVD participants Annual Kickoff with Darcy Keith - 4 Awards 7 Events in March	FACD	City Staff (Planning & Zoning [P&Z], Community & Public Relations [C&PR] and Parks)
FACD-1.1.3. MDAM Kickoff Event	Maintenance			
FACD-1.1.4. My Point of View (MPOV) Day	Maintenance			
FACD-1.1.4. Ally Toolkits	Maintenance			
FACD-1.2.1. Provide Strategic Direction and Guidance of the following:		Complete an Accessible Housing Report	City Staff (P&Z)	FACD
FACD-1.2.2. Fishers ADA Transition Plan	Maintenance			
FACD-1.2.3. Any similar programming created by the City	Future			
FACD-1.3.1. Represent the diverse needs and interests of the people with intellectual and development disabilities in the City	Maintenance	FACD Quarterly Meetings	FACD	City Staff (P&Z)
FACD-1.4.1. Review and provide feedback on the City's current services, policies, and practices	Maintenance	Community Engagement & Community Event Updates	City Staff (C&PR, Parks)	FACD
FACD-1.5.1. Provide informed input on the development and assessment of future City projects and services that impact people with intellectual and developmental disabilities	Maintenance		City Staff (P&Z, Parks)	FACD
FACD-1.6.1. Work in partnership with local area employers and community partners to increase employment and meaningful work opportunities of people with intellectual and developmental disabilities in the City	Maintenance	Partner with OneZone on Luncheons and area employers	FACD	
FACD-1.7.1. Collaborate with disability stakeholders, community partners and city leaders to foster a culture of inclusivity and enrich the lives of individuals with intellectual and developmental disabilities and their families	Maintenance	Add events to ThisIsFishers.com and submit blog post ideas high-lighting inclusivity	FACD	City Staff (C&PR)

FISHERS ARMED SERVICES COMMISSION

In January 2022 the City of Fishers City Council created the Fishers Armed Services with Ordinance No. I2202I. The purpose of the commission shall further assist the City's efforts of becoming a community where military service is honored and recognized as a key component to our vibrancy. This includes military services being incorporated and promoted in programming, policy decisions, and protocols and to ensure that recognition and appreciation towards military services is woven throughout the community and understood as a critical component to the community's sense of place. Those serving, those who have served, those desiring to serve, and our entire community that enjoys our daily freedom, will be positively impacted by the Commission.

The Commission shall be compromised of eleven (II) members appointed by the Mayor. Seven (7) shall be service-connected residents of Fishers, with five (5) of them being veterans or individuals currently serving in our Armed Forces. The remaining four (4) members shall be, one (I) nominated by the American Legion Post 470, one (I) nominated by the OneZone Chamber of Commerce, and two (2) nominated from the Superintendent of HSE Schools, one faculty member and one student, all who will have two-year terms.

The Gold Star Families Memorial Monument located at the Central Green.


The Commission oversees the City's Veteran's Day and Memorial Day services.

The Fishers Armed Services Commission shall...

"...further assist the City's efforts of becoming a community where **military service is honored and recognized as a key component to our vibrancy**; where military service is incorporated and **promoted in programming, policy decisions, and protocols**; and to ensure that recognition and appreciation towards **military service is woven throughout the community** and understood as a critical component to the community's sense of place."

— City of Fishers Ordinance No. I2202I and Chapter 32.II0 of the City Code

Action Status

- Underway (started, but not yet complete)
- Future (not started)
- Future, then maintenance (yet to be started, would become maintenance)
- Complete
- New (Future actions added during the 5-year update in 2021)
- Maintenance (currently occurring on a repeating basis, to be maintained)

FISHERS
ARMED SERVICES COMMISSION

Duties, Powers & Procedures

The Commission may and shall perform the following:

	Status	Notes	Lead by	Supported by
FASC-1.1.1. Provide Strategic Direction and Guidance of the following:				
FASC-1.1.2. Hometown Help for Heroes Program	Maintenance	2021 - Gold Star Memorial installed at Central Green	Fishers Armed Services Commission (FASC)	City Staff
FASC-1.1.3. Gold Star Memorial	Maintenance			
FASC-1.1.4. Veteran Light Pole Banner Program	Maintenance	Annual improvements and higher attendance at Special Events		
FASC-1.1.5. Honor a Hero Brick Paver Program	Maintenance			
FASC-1.1.6. Special Events (Veteran's Day, Memorial Day, etc.)	Maintenance			
FASC-1.1.7. Any similar programming created by the City	Future, then maintenance			
FASC-2.1.1. Develop events or programs that:			FASC	City Staff
FASC-2.1.2. Provide meaningful interactions related to honoring, recognizing, and celebrating military service and the community	Underway			
FASC-2.1.3. Expand the vibrancy that accompanies armed forces recognition to individuals not currently participating in this aspect of the community.	Underway			
FASC-3.1.1. Develop outreach initiatives to:			FASC	City Staff
FASC-3.1.2. Establish a listing of veteran's and family currently serving in our community	Maintenance			
FASC-3.1.3. Connect with other organizations or groups to build alliances and collaborate on opportunities to further promote the Commission's goals.	Future, then maintenance			
FASC-4.1.1. Develop procedures and protocols for the City, which may include:		HSE Schools to recognize entering military service at Graduations	FASC	City Staff
FASC-4.1.2. Actions related to recognizing resident's entering military service, achievements during, or leaving military service	Maintenance			
FASC-4.1.3. Actions related to recognizing organizations or companies supporting military service	Maintenance			
FASC-4.1.4. Actions related to recognizing significant military events	Future, then maintenance			

FISHERS MENTAL HEALTH ACTION TEAMS

Since 2014, the City of Fishers has been committed to developing a preventative approach to mental health and wellbeing within the community. The City's work started as the Stigma Free Fishers campaign developed by the Mental Health Coalition, and has since expanded into services and training through public safety, including the Mobile Integrated Health program and HSE Schools' mental health support. The City's mental health efforts

FISHERS HEALTH DEPARTMENT

are now led by four action teams under the direction of the Fishers Health Department. Formed in 2023 the four teams allow for several projects to collaborate and coexist among all types of fields. These teams include: People, Place, Prevention Resources, and Purpose.

Stigma Free FISHERS

CredibleMind

Credible Mind in parternship with Stigma Free Fishers is a resouce rich website for all things mental and phyiscal health.

The People team includes the concepts of belonging, social connectedness, sense of community, positive relationships, parenting, social norms, and substance abuse prevention and stigma reduction.

The Place team includes the concepts of the built environment, green space, ecology, trails, healthcare, schools, and access to services.

The Prevention Resources team includes the concepts of health behaviors, coping skills, program solving, resilience skills, diet, movement, sleep, technology and media use a building in buffer absorbers.

Action Items with this symbol are noted as contributing Action Items to the City's ongoing Mental Health Action Group.

The Purpose team includes the concept of the "your why", mattering, opportunity, economic stability, employment, faith, and volunteerism.

PEOPLE

"Building a socially connected community by intentionally enhancing opportunities for belonging."

Objectives include the implementation of a system that ensures city programs promote social connectiveness and belonging by designing programs that organically building new social connections. These should also foster new connections through interactive opportunities, to explore shared interests, natural environmental, cultural experiences, and neighborhoods. Activities should also provide outreach from adults who are risk of social isolation and youth who would benefit form positive adult mentors.

PLACE

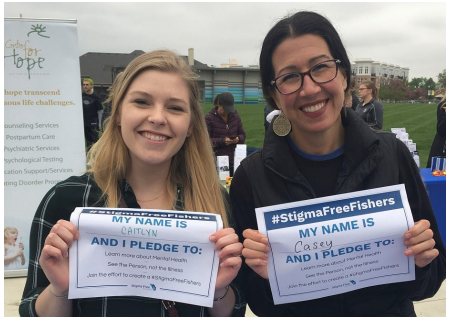
"Building infrastructure for a healthy Fishers"

Objectives include the integration of the Fishers 2040 plan into mental health objectives by designing positive mental health into the community and built environment. Find ways to make it easier to make healthier choices and habits in our daily lives through eating nutrient rich foods, managing stress, and moving natural in pro-social, green spaces (parks and open space) blue spaces (access to water) and connected trails and greenways.

PREVENTION RESOURCES

"To connect our community members and partners to evidence-informed resources, services and opportunities that both destigmatize and promote the mental health and wellness of Fishers. residents."

Objectives include the implementation of the Credible Mind tool and inventory and integrate local resources. The Credible Mind tool is the City's go-to tool for all mental and physical health resources, including self-assessments and tracking tools and the new home of Stigma Free Fishers.



PURPOSE

To foster a community environment that helps people explore and find their passion, purpose, and a sense of belonging."

Objectives include the ability demonstrate how purchase is connected to mental health and share opportunities to foster purpose built decision-making and to make a difference. Includes design learning, purpose-driven, and economic opportunities while identifying resources and providing tools to employers to enhance workplace mental health, work-life harmony and purpose and mattering in youth.

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	Annual update to the Fishers 2040 Comprehensive Plan. The Fishers 2040 Plan creates long-range planning goals for land use, housing and neighborhoods, transportation, and parks. Staff will provide updates on the status of the objectives and actions outlined in Chapter 6 Summary & Implementation. (TA-24-1)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☐Final Reading
	Ordinance #: 011624		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	In 20221 the City of Fishers completed their first five-year update to the Fishers 2040 Comphrensive Plan. A part of that update was revamping Chapter 6: Implementation to include a table for staff to track the progress of each action items. This ordinance provides updates to Chapter 6 and lists notable progress staff is making towards the actions identified. This update incorporates the goals of the Mental Health Action Team in additional to the Fishers Advisory Committee on Disability, Arts & Culture Commission, and Environmental Working Group.This allows staff to track progress towards the City's goals and objectives in one location. Also included is the 2023 Trails & Greenways Report, and the updated Thoroughfare Plan. The Fishers 2040 Plan was first adopted in 2016 with 231 total actions identified.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A

OPTIONS (Include *Deny Approval* Option)	1.	Hold First Reading
	2.	Continue
	3.	Take No Action
	4.	

PROJECT TIMELINE	January 16, 2024 - Proposed First Reading - City Council February 7, 2024 - Public Hearing - Plan Commission February 19, 2024 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends City Council to hold Final Reading.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance 2. Chapter 6. Summary & Implementation 3. Throughfare Plan 4. Trails & Greenways Report Draft

Form Revised: 03/20/2019

RESOLUTION NO. R011624B

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF PROPERTY CONTIGUOUS TO THE CITY OF FISHERS, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1.482 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 18, 2023, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council now desires to adopt a Written Fiscal Plan for the Annexed Territory.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section One: The Council hereby adopts the Fiscal Plan for the Carrington Office Annexation, as more particularly described in Exhibit C, attached hereto and incorporated herein. This Fiscal Plan is to be adopted prior to the adoption of the annexation ordinance for the Carrington Office Annexation.

Section Two: This Resolution shall be in full force and effect from the date of passage by the Common Council and its publication, as provided by law. All provisions or parts thereof in conflict herewith are hereby repealed.

SO RESOLVED by the Common Council of the City of Fishers, Indiana, on this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

R011624B

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _16th_____ day of _January_____2024 at _____p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ _____**January 14, 2024**_____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A
Legal Description of Real Estate

LOT 17 LOMA INDUSTRIAL PARK II, AN ADDITION IN THE CITY OF FISHERS, AS PER PLAT THEREFORE RECORDED IN PLAT 8517802 BOOK 12, PAGE 81-82, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

10418 Hague Rd
14-14-12-00-02-001.000

Exhibit B
Graphic Depiction of Real Estate

10418 Hague Rd
14-14-12-00-02-001.000

Exhibit C

Fiscal Plan

MEMORANDUM

Date: **January 16, 2024**

From: **Ross Hilleary, Director of Planning & Zoning**

To: **Members of the City Council**

Re: **Carrington Office Annexation, ANX-23-13**

This document shall serve as the official Fiscal Plan for the **Carrington Office Annexation**, a 100% voluntary annexation, as required by Indiana Code 36-4-3-13-d. The Fiscal Plan must show the following, as taken from Indiana Code:

(1) "The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency."

A. Police Department – Currently, the Hamilton County Sheriff's Department is primarily responsible for law enforcement on these properties. Upon annexation of this area, the Fishers Police Department would be responsible for law enforcement. The agency would need to respond to potential emergency calls regarding theft or other criminal activity. The agency would be able to respond to any calls as part of its current operating budget, and the new residential development would not cause any financial hardship to the agency. There is no additional direct cost to the Police Department resulting from this annexation, as the agency currently services the surrounding areas adjacent to the new residential development.

B. Fire Department – The Fishers Fire Department already provides fire protection and emergency medical services (EMS) to this property. Therefore, there is no additional cost to the Fire Department resulting from this annexation.

C. Department of Public Works – No new roads are proposed as part of this development. The Department of Public Works is already responsible for road maintenance, street cleaning, and snow removal as per typical on any public right-of-way.

Trash collection is handled by private contractors and is not in the tax base.

Sanitary Sewer is required as part of this development. The collection system for this property will be handled by Fishers Sanitary System. Property owners pay the city to treat its effluent.

D. Planning & Zoning Department – The Planning & Zoning Department already provides planning and zoning services to unincorporated Hamilton County in this area (per Ordinance No. 111208, adopted November 12, 2008). Therefore, no additional costs will be incurred.

E. Fishers Parks – No additional costs will be incurred by the Parks and Recreation Department with the proposed development.

F. Administration, Controller, Engineering, Information Technology – No additional costs to those departments will be incurred as a result of this annexation.

(2) "The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used."

The expenses for this development can be paid by the General Fund as part of general operating costs for the Police Department and Public Works Department. No specific earmark is needed.

The most recently assessed value for this property is $502,600 (land & improvements). Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

(3) "The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin."

Sewer service = Proposed Spring 2024
Water service = Existing
Electricity service (Duke Energy) = Existing
Phone service (AT&T) = Existing
Cable service (Comcast) = Existing

(4) "That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density."

All such services would be provided to the property immediately upon the effective date of the annexation, which is typically 31 days following approval by the City Council, and after the petition is recorded with the Hamilton County Recorder's Office. The effective date of this annexation is anticipated to be approximately February 16, 2024.

(5) "That services of a capital nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation and in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria."

All such services exist on the property or will be installed by Fall 2024.

(6) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation."</u>

Below is a list of anticipated tax rates and categories affecting the new subdivision:

	2025 Tax Rate	2026 Tax Rate	2027 Tax Rate	2028 Tax Rate	2029 Tax Rate
County	0.2611	0.2611	0.2611	0.2611	0.2611
Township	0.0225	0.0225	0.0225	0.0225	0.0225
School District	1.2457	1.2457	1.2457	1.2457	1.2457
City	n/a	0.7215	0.7215	0.7215	0.7215
Library	0.0581	0.0581	0.0581	0.0581	0.0581
Solid Waste	0.0030	0.0030	0.0030	0.0030	0.0030

(7) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation."</u>

Below is a list of anticipated property tax revenue to the City of Fishers over the next 4 years. There is a one-year lag between the time taxes are assessed and collected by the City.

	2025 (Construction)	2026 (Commercial Building)	2027 (Commercial Building)	2028 (Commercial Building)	2029 (Commercial Building)
City revenue	$0	$3,626.26	$3,626.26	$3,626.26	$3,626.26

(8) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation."</u>

This annexation will not affect other "political subdivisions" in the county as part of this annexation.

(9) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. A list of all parcels of property in the annexation territory and the following information regarding each parcel:"</u>

(A) <u>"The name of the owner of the parcel."</u>

A. CMAC Land LLC

(B) <u>"The parcel identification number."</u>

A. 14-14-12-00-02-001.000

(C) <u>"The most recent assessed value of the parcel."</u>

$502,600 total gross assessed value (January 1, 2023)
$177,600 assessed value: Land (January 1, 2023)
$325,000 assessed value: Improvements (January 1, 2023)

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	Request to approve a resolution adopting the Fiscal Plan for the Carrington Office Annexation. (ANX-23-13)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☐Ordinance	☒Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #:		Resolution #: R011624B	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	
	Expenditure $:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	

OPTIONS (Include *Deny Approval* Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	December 18, 2023 - 1st Reading & Public Hearing - City Council January 16, 2024 - Fiscal Plan - City Council January 16, 2024 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold the Final Reading of the Resolution to adopt the Fiscal Plan for the Carrington Office Annexation.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Fiscal Plan 2. Resolution

Form Revised: 03/20/2019

RESOLUTION NO. R011624B

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF PROPERTY CONTIGUOUS TO THE CITY OF FISHERS, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1.482 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 18, 2023, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council now desires to adopt a Written Fiscal Plan for the Annexed Territory.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section One: The Council hereby adopts the Fiscal Plan for the Carrington Office Annexation, as more particularly described in Exhibit C, attached hereto and incorporated herein. This Fiscal Plan is to be adopted prior to the adoption of the annexation ordinance for the Carrington Office Annexation.

Section Two: This Resolution shall be in full force and effect from the date of passage by the Common Council and its publication, as provided by law. All provisions or parts thereof in conflict herewith are hereby repealed.

SO RESOLVED by the Common Council of the City of Fishers, Indiana, on this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

R011624B

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _16th_____ day of _January_____2024 at _1:41_____p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

CITY OF FISHERS SEAL INDIANA

MAYOR'S APPROVAL

_____ _____**January 14, 2024**_____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A
Legal Description of Real Estate

LOT 17 LOMA INDUSTRIAL PARK II, AN ADDITION IN THE CITY OF FISHERS, AS PER PLAT THEREFORE RECORDED IN PLAT 8517802 BOOK 12, PAGE 81-82, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

10418 Hague Rd
14-14-12-00-02-001.000

Exhibit B
Graphic Depiction of Real Estate

10418 Hague Rd
14-14-12-00-02-001.000

Exhibit C

Fiscal Plan

MEMORANDUM

Date: **January 16, 2024**

From: **Ross Hilleary, Director of Planning & Zoning**

To: **Members of the City Council**

Re: **Carrington Office Annexation, ANX-23-13**

This document shall serve as the official Fiscal Plan for the **Carrington Office Annexation**, a 100% voluntary annexation, as required by Indiana Code 36-4-3-13-d. The Fiscal Plan must show the following, as taken from Indiana Code:

(1) "The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency."

A. Police Department – Currently, the Hamilton County Sheriff's Department is primarily responsible for law enforcement on these properties. Upon annexation of this area, the Fishers Police Department would be responsible for law enforcement. The agency would need to respond to potential emergency calls regarding theft or other criminal activity. The agency would be able to respond to any calls as part of its current operating budget, and the new residential development would not cause any financial hardship to the agency. There is no additional direct cost to the Police Department resulting from this annexation, as the agency currently services the surrounding areas adjacent to the new residential development.

B. Fire Department – The Fishers Fire Department already provides fire protection and emergency medical services (EMS) to this property. Therefore, there is no additional cost to the Fire Department resulting from this annexation.

C. Department of Public Works – No new roads are proposed as part of this development. The Department of Public Works is already responsible for road maintenance, street cleaning, and snow removal as per typical on any public right-of-way.

Trash collection is handled by private contractors and is not in the tax base.

Sanitary Sewer is required as part of this development. The collection system for this property will be handled by Fishers Sanitary System. Property owners pay the city to treat its effluent.

D. Planning & Zoning Department – The Planning & Zoning Department already provides planning and zoning services to unincorporated Hamilton County in this area (per Ordinance No. 111208, adopted November 12, 2008). Therefore, no additional costs will be incurred.

E. Fishers Parks – No additional costs will be incurred by the Parks and Recreation Department with the proposed development.

F. Administration, Controller, Engineering, Information Technology – No additional costs to those departments will be incurred as a result of this annexation.

(2) "The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used."

The expenses for this development can be paid by the General Fund as part of general operating costs for the Police Department and Public Works Department. No specific earmark is needed.

The most recently assessed value for this property is $502,600 (land & improvements). Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

(3) "The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin."

Sewer service = Proposed Spring 2024
Water service = Existing
Electricity service (Duke Energy) = Existing
Phone service (AT&T) = Existing
Cable service (Comcast) = Existing

(4) "That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density."

All such services would be provided to the property immediately upon the effective date of the annexation, which is typically 31 days following approval by the City Council, and after the petition is recorded with the Hamilton County Recorder's Office. The effective date of this annexation is anticipated to be approximately February 16, 2024.

(5) "That services of a capital nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation and in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria."

All such services exist on the property or will be installed by Fall 2024.

(6) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation."</u>

Below is a list of anticipated tax rates and categories affecting the new subdivision:

	2025 Tax Rate	2026 Tax Rate	2027 Tax Rate	2028 Tax Rate	2029 Tax Rate
County	0.2611	0.2611	0.2611	0.2611	0.2611
Township	0.0225	0.0225	0.0225	0.0225	0.0225
School District	1.2457	1.2457	1.2457	1.2457	1.2457
City	n/a	0.7215	0.7215	0.7215	0.7215
Library	0.0581	0.0581	0.0581	0.0581	0.0581
Solid Waste	0.0030	0.0030	0.0030	0.0030	0.0030

(7) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation."</u>

Below is a list of anticipated property tax revenue to the City of Fishers over the next 4 years. There is a one-year lag between the time taxes are assessed and collected by the City.

	2025 (Construction)	2026 (Commercial Building)	2027 (Commercial Building)	2028 (Commercial Building)	2029 (Commercial Building)
City revenue	$0	$3,626.26	$3,626.26	$3,626.26	$3,626.26

(8) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation."</u>

This annexation will not affect other "political subdivisions" in the county as part of this annexation.

(9) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. A list of all parcels of property in the annexation territory and the following information regarding each parcel:"</u>

(A) <u>"The name of the owner of the parcel."</u>

A. CMAC Land LLC

(B) <u>"The parcel identification number."</u>

A. 14-14-12-00-02-001.000

(C) <u>"The most recent assessed value of the parcel."</u>

$502,600 total gross assessed value (January 1, 2023)
$177,600 assessed value: Land (January 1, 2023)
$325,000 assessed value: Improvements (January 1, 2023)

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	Request to approve a resolution adopting the Fiscal Plan for the Carrington Office Annexation. (ANX-23-13)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☐Ordinance	☒Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #:		Resolution #: R011624B	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	
	Expenditure $:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	

OPTIONS (Include *Deny Approval* Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	December 18, 2023 - 1st Reading & Public Hearing - City Council January 16, 2024 - Fiscal Plan - City Council January 16, 2024 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold the Final Reading of the Resolution to adopt the Fiscal Plan for the Carrington Office Annexation.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Fiscal Plan 2. Resolution

Form Revised: 03/20/2019

ORDINANCE NO. 121823B
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1.482 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 18, 2023, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around January 16, 2024, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as Carrington Office Annexation.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section 1. **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.

Section 2. **Annexed Territory.** The real estate containing approximately 1.482 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Carrington Office Annexation, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.

Section 2. **Council District.** The above-described real estate is hereby assigned to City Council District 5 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 3. **Effective Date.** This ordinance shall be in full force and effect February 16, 2024, and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 16th day of January 2024.

COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA **121823B**

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble, Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ___16th_____ day of ___January____2024 at _____p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ ___**January 16, 2024**_____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038
"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A
Legal Description of Real Estate

LOT 17 LOMA INDUSTRIAL PARK II, AN ADDITION IN THE CITY OF FISHERS, AS PER PLAT THEREFORE RECORDED IN PLAT 8517802 BOOK 12, PAGE 81-82, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

10418 Hague Rd
14-14-12-00-02-001.000

EXHIBIT B
Graphic Depiction of Real Estate

10418 Hague Rd
14-14-12-00-02-001.000

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	Request to approve a voluntary annexation of 1.482 acres, known as the Carrington Office property. Subject site is located at 10418 Hague Rd.			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1st Reading	☐ 2nd Reading	☐ Public Hearing	☐ 3rd Reading ☒ Final Reading
	Ordinance #: 121823B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐ Contract **required** for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐ Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document **must** be recorded with the County Recorder's Office ☒ Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A

OPTIONS (Include *Deny Approval* Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	December 18, 2023 - 1st Reading & Public Hearing - City Council January 16, 2024 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading and approve the annexation.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance

Form Revised: 03/20/2019

ORDINANCE NO. 121823B
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1.482 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 18, 2023, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around January 16, 2024, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as Carrington Office Annexation.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section 1. **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.

Section 2. **Annexed Territory.** The real estate containing approximately 1.482 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Carrington Office Annexation, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.

Section 2. **Council District.** The above-described real estate is hereby assigned to City Council District 5 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 3. **Effective Date.** This ordinance shall be in full force and effect February 16, 2024, and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 16th day of January 2024.

COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA **121823B**

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble, Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 16th day of January 2024 at 7:47 p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

CITY OF FISHERS SEAL INDIANA

MAYOR'S APPROVAL

_____ **January 16, 2024**
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038
"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A
Legal Description of Real Estate

LOT 17 LOMA INDUSTRIAL PARK II, AN ADDITION IN THE CITY OF FISHERS, AS PER PLAT THEREFORE RECORDED IN PLAT 8517802 BOOK 12, PAGE 81-82, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

10418 Hague Rd
14-14-12-00-02-001.000

EXHIBIT B
Graphic Depiction of Real Estate

10418 Hague Rd
14-14-12-00-02-001.000

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	Request to approve a voluntary annexation of 1.482 acres, known as the Carrington Office property. Subject site is located at 10418 Hague Rd.			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1st Reading	☐ 2nd Reading	☐ Public Hearing	☐ 3rd Reading ☒ Final Reading
	Ordinance #: 121823B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐ Contract **required** for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐ Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document **must** be recorded with the County Recorder's Office ☒ Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A

OPTIONS (Include *Deny Approval* Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	December 18, 2023 - 1st Reading & Public Hearing - City Council January 16, 2024 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading and approve the annexation.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance

Form Revised: 03/20/2019

RESOLUTION NO. R011624C

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF PROPERTY CONTIGUOUS TO THE CITY OF FISHERS, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1.0 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 18, 2023, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council now desires to adopt a Written Fiscal Plan for the Annexed Territory.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section One: The Council hereby adopts the Fiscal Plan for the Jai Hanuman Temple Annexation, as more particularly described in Exhibit C, attached hereto and incorporated herein. This Fiscal Plan is to be adopted prior to the adoption of the annexation ordinance for the Jai Hanuman Temple Annexation.

Section Two: This Resolution shall be in full force and effect from the date of passage by the Common Council and its publication, as provided by law. All provisions or parts thereof in conflict herewith are hereby repealed.

SO RESOLVED by the Common Council of the City of Fishers, Indiana, on this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA **R011624C**

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble, Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the __16th_____ day of __January_____2024 at _____p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ _____**January 16, 2024**_____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A
Legal Description of Real Estate

and being more particularly described as follows: Beginning at a point on the East line of said quarter section South 0 degrees 00 minutes 00 seconds West (assumed basis of bearings) 990.00 feet (60 rods) from the Northeast corner thereof; thence continue South 0 degrees 00 minutes 00 seconds West on and along said East line 192.50 feet; thence South 89 degrees 58 minutes 11 seconds West, parallel to the North line of said quarter section, 226.29 feet; thence North 0 degrees 00 minutes 00 seconds East, parallel to said east line, 192.50 feet; thence North 89 degrees 58 minutes 11 seconds East, parallel to said north line, 226.29 feet to the place of beginning.

Also including: The entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

12323 Cyntheanne Road Fishers, IN 46037
13-12-31-00-00-024.001

Exhibit B
Graphic Depiction of Real Estate

12323 Cyntheanne Road Fishers, IN 46037
13-12-31-00-00-024.001

Exhibit C

Fiscal Plan

MEMORANDUM

Date: **January 16, 2024**

From: **Ross Hilleary, Director of Planning & Zoning**

To: **Members of the City Council**

Re: **Jai Hanuman Temple Annexation, ANX-23-12**

This document shall serve as the official Fiscal Plan for the **Jai Hanuman Temple Annexation**, a 100% voluntary annexation, as required by Indiana Code 36-4-3-13-d. The Fiscal Plan must show the following, as taken from Indiana Code:

(1) "The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency."

A. Police Department – Currently, the Hamilton County Sheriff's Department is primarily responsible for law enforcement on these properties. Upon annexation of this area, the Fishers Police Department would be responsible for law enforcement. The agency would need to respond to potential emergency calls regarding theft or other criminal activity. The agency would be able to respond to any calls as part of its current operating budget, and the new residential development would not cause any financial hardship to the agency. There is no additional direct cost to the Police Department resulting from this annexation, as the agency currently services the surrounding areas adjacent to the new residential development.

B. Fire Department – The Fishers Fire Department already provides fire protection and emergency medical services (EMS) to this property. Therefore, there is no additional cost to the Fire Department resulting from this annexation.

C. Department of Public Works – No new roads are proposed as part of this development. The Department of Public Works is already responsible for road maintenance, street cleaning, and snow removal as per typical on any public right-of-way.

Trash collection is handled by private contractors and is not in the tax base.

Sanitary Sewer is required as part of this development. The collection system for this property will be handled by Fishers Sanitary System. Property owners pay the city to treat its effluent.

D. Planning & Zoning Department – The Planning & Zoning Department already provides planning and zoning services to unincorporated Hamilton County in this area (per Ordinance No. 111208, adopted November 12, 2008). Therefore, no additional costs will be incurred.

E. Fishers Parks – No additional costs will be incurred by the Parks and Recreation Department with the proposed development.

F. Administration, Controller, Engineering, Information Technology – No additional costs to those departments will be incurred as a result of this annexation.

(2) "The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used."

The expenses for this development can be paid by the General Fund as part of general operating costs for the Police Department and Public Works Department. No specific earmark is needed.

The most recently assessed value for this property is $167,400 (land & improvements). Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

(3) "The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin."

Sewer service = Proposed Fall 2024
Water service = Existing
Electricity service (Duke Energy) = Existing
Phone service (AT&T) = Existing
Cable service (Comcast) = Existing

(4) "That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density."

All such services would be provided to the property immediately upon the effective date of the annexation, which is typically 31 days following approval by the City Council, and after the petition is recorded with the Hamilton County Recorder's Office. The effective date of this annexation is anticipated to be approximately February 16, 2024.

(5) "That services of a capital nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation and in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria."

All such services exist on the property or will be installed by Fall 2024.

(6) "This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation."

Below is a list of anticipated tax rates and categories affecting the new subdivision:

	2025 Tax Rate	2026 Tax Rate	2027 Tax Rate	2028 Tax Rate	2029 Tax Rate
County	0.2611	0.2611	0.2611	0.2611	0.2611
Township	0.0225	0.0225	0.0225	0.0225	0.0225
School District	1.2457	1.2457	1.2457	1.2457	1.2457
City	n/a	0.7215	0.7215	0.7215	0.7215
Library	0.0581	0.0581	0.0581	0.0581	0.0581
Solid Waste	0.0030	0.0030	0.0030	0.0030	0.0030

(7) "This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation."

Below is a list of anticipated property tax revenue to the City of Fishers over the next 4 years. There is a one-year lag between the time taxes are assessed and collected by the City.

	2025 (Construction)	2026 (Place of Worship)	2027 (Place of Worship)	2028 (Place of Worship)	2029 (Place of Worship)
City revenue	$0	$0	$0	$0	$0

(8) "This subdivision applies to a fiscal plan prepared after June 30, 2015. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation."

This annexation will not affect other "political subdivisions" in the county as part of this annexation.

(9) "This subdivision applies to a fiscal plan prepared after June 30, 2015. A list of all parcels of property in the annexation territory and the following information regarding each parcel:"

(A) "The name of the owner of the parcel."

A. Keerthivasan, Nagarani & Keerthivasan Srinivasan w&h

(B) "The parcel identification number."

A. 13-12-31-00-00-024.001

(C) "The most recent assessed value of the parcel."

$167,400 total gross assessed value (January 1, 2023)
$78,300 assessed value: Land (January 1, 2023)
$89,100 assessed value: Improvements (January 1, 2023)

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	Request to approve a resolution adopting the Fiscal Plan for the Jai Hanuman Temple Annexation (ANX-23-12)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☐Ordinance	☒Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #:		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	
	Expenditure $:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	

OPTIONS (Include *Deny Approval* Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	December 18, 2023 - 1st Reading & Public Hearing - City Council January 16, 2024 - Fiscal Plan - City Council January 16, 2024 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold the Final Reading of the Resolution to adopt the Fiscal Plan for the Jai Hanuman Temple Annexation.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Fiscal Plan 2. Resolution

Form Revised: 03/20/2019

RESOLUTION NO. R011624C

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF PROPERTY CONTIGUOUS TO THE CITY OF FISHERS, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1.0 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 18, 2023, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council now desires to adopt a Written Fiscal Plan for the Annexed Territory.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section One: The Council hereby adopts the Fiscal Plan for the Jai Hanuman Temple Annexation, as more particularly described in Exhibit C, attached hereto and incorporated herein. This Fiscal Plan is to be adopted prior to the adoption of the annexation ordinance for the Jai Hanuman Temple Annexation.

Section Two: This Resolution shall be in full force and effect from the date of passage by the Common Council and its publication, as provided by law. All provisions or parts thereof in conflict herewith are hereby repealed.

SO RESOLVED by the Common Council of the City of Fishers, Indiana, on this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA **R011624C**

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble, Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 16th day of January 2024 at 7:47 p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

CITY OF FISHERS SEAL INDIANA

MAYOR'S APPROVAL

_____ _____**January 16, 2024**_____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A
Legal Description of Real Estate

and being more particularly described as follows: Beginning at a point on the East line of said quarter section South 0 degrees 00 minutes 00 seconds West (assumed basis of bearings) 990.00 feet (60 rods) from the Northeast corner thereof; thence continue South 0 degrees 00 minutes 00 seconds West on and along said East line 192.50 feet; thence South 89 degrees 58 minutes 11 seconds West, parallel to the North line of said quarter section, 226.29 feet; thence North 0 degrees 00 minutes 00 seconds East, parallel to said east line, 192.50 feet; thence North 89 degrees 58 minutes 11 seconds East, parallel to said north line, 226.29 feet to the place of beginning.

Also including: The entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

12323 Cyntheanne Road Fishers, IN 46037
13-12-31-00-00-024.001

Exhibit B
Graphic Depiction of Real Estate

12323 Cyntheanne Road Fishers, IN 46037
13-12-31-00-00-024.001

Exhibit C

Fiscal Plan

MEMORANDUM

Date: **January 16, 2024**

From: **Ross Hilleary, Director of Planning & Zoning**

To: **Members of the City Council**

Re: **Jai Hanuman Temple Annexation, ANX-23-12**

This document shall serve as the official Fiscal Plan for the **Jai Hanuman Temple Annexation**, a 100% voluntary annexation, as required by Indiana Code 36-4-3-13-d. The Fiscal Plan must show the following, as taken from Indiana Code:

(1) "The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency."

A. Police Department – Currently, the Hamilton County Sheriff's Department is primarily responsible for law enforcement on these properties. Upon annexation of this area, the Fishers Police Department would be responsible for law enforcement. The agency would need to respond to potential emergency calls regarding theft or other criminal activity. The agency would be able to respond to any calls as part of its current operating budget, and the new residential development would not cause any financial hardship to the agency. There is no additional direct cost to the Police Department resulting from this annexation, as the agency currently services the surrounding areas adjacent to the new residential development.

B. Fire Department – The Fishers Fire Department already provides fire protection and emergency medical services (EMS) to this property. Therefore, there is no additional cost to the Fire Department resulting from this annexation.

C. Department of Public Works – No new roads are proposed as part of this development. The Department of Public Works is already responsible for road maintenance, street cleaning, and snow removal as per typical on any public right-of-way.

Trash collection is handled by private contractors and is not in the tax base.

Sanitary Sewer is required as part of this development. The collection system for this property will be handled by Fishers Sanitary System. Property owners pay the city to treat its effluent.

D. Planning & Zoning Department – The Planning & Zoning Department already provides planning and zoning services to unincorporated Hamilton County in this area (per Ordinance No. 111208, adopted November 12, 2008). Therefore, no additional costs will be incurred.

E. Fishers Parks – No additional costs will be incurred by the Parks and Recreation Department with the proposed development.

F. Administration, Controller, Engineering, Information Technology – No additional costs to those departments will be incurred as a result of this annexation.

(2) "The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used."

The expenses for this development can be paid by the General Fund as part of general operating costs for the Police Department and Public Works Department. No specific earmark is needed.

The most recently assessed value for this property is $167,400 (land & improvements). Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

(3) "The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin."

Sewer service = Proposed Fall 2024
Water service = Existing
Electricity service (Duke Energy) = Existing
Phone service (AT&T) = Existing
Cable service (Comcast) = Existing

(4) "That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density."

All such services would be provided to the property immediately upon the effective date of the annexation, which is typically 31 days following approval by the City Council, and after the petition is recorded with the Hamilton County Recorder's Office. The effective date of this annexation is anticipated to be approximately February 16, 2024.

(5) "That services of a capital nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation and in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria."

All such services exist on the property or will be installed by Fall 2024.

(6) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation."</u>

Below is a list of anticipated tax rates and categories affecting the new subdivision:

	2025 Tax Rate	2026 Tax Rate	2027 Tax Rate	2028 Tax Rate	2029 Tax Rate
County	0.2611	0.2611	0.2611	0.2611	0.2611
Township	0.0225	0.0225	0.0225	0.0225	0.0225
School District	1.2457	1.2457	1.2457	1.2457	1.2457
City	n/a	0.7215	0.7215	0.7215	0.7215
Library	0.0581	0.0581	0.0581	0.0581	0.0581
Solid Waste	0.0030	0.0030	0.0030	0.0030	0.0030

(7) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation."</u>

Below is a list of anticipated property tax revenue to the City of Fishers over the next 4 years. There is a one-year lag between the time taxes are assessed and collected by the City.

	2025 (Construction)	2026 (Place of Worship)	2027 (Place of Worship)	2028 (Place of Worship)	2029 (Place of Worship)
City revenue	$0	$0	$0	$0	$0

(8) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation."</u>

This annexation will not affect other "political subdivisions" in the county as part of this annexation.

(9) <u>"This subdivision applies to a fiscal plan prepared after June 30, 2015. A list of all parcels of property in the annexation territory and the following information regarding each parcel:"</u>

(A) <u>"The name of the owner of the parcel."</u>

A. Keerthivasan, Nagarani & Keerthivasan Srinivasan w&h

(B) <u>"The parcel identification number."</u>

A. 13-12-31-00-00-024.001

(C) <u>"The most recent assessed value of the parcel."</u>

$167,400 total gross assessed value (January 1, 2023)
$78,300 assessed value: Land (January 1, 2023)
$89,100 assessed value: Improvements (January 1, 2023)

Council Action Form

MEETING DATE	January 16, 2024			
TITLE	Request to approve a resolution adopting the Fiscal Plan for the Jai Hanuman Temple Annexation (ANX-23-12)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☐Ordinance	☒Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #:		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	
	Expenditure $:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	

OPTIONS (Include *Deny Approval* Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	December 18, 2023 - 1st Reading & Public Hearing - City Council January 16, 2024 - Fiscal Plan - City Council January 16, 2024 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold the Final Reading of the Resolution to adopt the Fiscal Plan for the Jai Hanuman Temple Annexation.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Fiscal Plan 2. Resolution

Form Revised: 03/20/2019

ORDINANCE NO. 121823C
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1.0 acre located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 18, 2023 the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around January 16, 2024 in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as Jai Hanuman Temple Annexation.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section 1. **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.

Section 2. **Annexed Territory.** The real estate containing approximately 1.0 acre more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Jai Hanuman Temple Annexation, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.

Section 2. **Council District.** The above-described real estate is hereby assigned to Council District 6 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 3. **Effective Date.** This ordinance shall be in full force and effect February 16, 2024 and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA **121823C**

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble, Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the __16th_____ day of ____January_____ 2024, at _____ ___p.m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

_____ _____**January 16, 2024**_____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett, City Attorney

Exhibit A
Legal Description of Real Estate

Part of the Northeast Quarter of Section 31, Township 18 North, Range 6 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at a point on the East line of said quarter section South 0 degrees 00 minutes 00 seconds West (assumed basis of bearings) 990.00 feet (60 rods) from the Northeast corner thereof; thence continue South 0 degrees 00 minutes 00 seconds West on and along said East line 192.50 feet; thence South 89 degrees 58 minutes 11 seconds West, parallel to the North line of said quarter section, 226.29 feet; thence North 0 degrees 00 minutes 00 seconds East, parallel to said east line, 192.50 feet; thence North 89 degrees 58 minutes 11 seconds East, parallel to said north line, 226.29 feet to the place of beginning.

Also including: The entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

12323 Cyntheanne Road Fishers, IN 46037
13-12-31-00-00-024.001

Exhibit B
Graphic Depiction of Real Estate

12323 Cyntheanne Road Fishers, IN 46037
13-12-31-00-00-024.001

Council Action Form

MEETING DATE	Janaury 16, 2024			
TITLE	Request to approve a voluntary annexation of 1 acre, known as the Jai Hanuman Temple property. Subject site is located at 12323 Cyntheanne Road. (ANX-23-12)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #: 121823C		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☒Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A

OPTIONS (Include *Deny Approval* Option)	1.	Hold First Reading & Public Hearing
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	December 18, 2023 - 1st Reading & Public Hearing - City Council January 16, 2024 - Proposed Final Reading & Fiscal Plan - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading for Jai Hanuman Temple property (ANX-23-12)
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance

Form Revised: 03/20/2019

ORDINANCE NO. 121823C
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1.0 acre located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 18, 2023 the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around January 16, 2024 in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as Jai Hanuman Temple Annexation.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section 1. **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.

Section 2. **Annexed Territory.** The real estate containing approximately 1.0 acre more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Jai Hanuman Temple Annexation, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.

Section 2. **Council District.** The above-described real estate is hereby assigned to Council District 6 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 3. **Effective Date.** This ordinance shall be in full force and effect February 16, 2024 and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA **121823C**

YAY		NAY	ABSTAIN
	John Weingardt, Member		
	Cecilia Coble, Member		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 16th day of January 2024, at 7:47 p.m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

CITY OF FISHERS SEAL INDIANA

MAYOR'S APPROVAL

_____ _____January 16, 2024_____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett, City Attorney

Exhibit A
Legal Description of Real Estate

Part of the Northeast Quarter of Section 31, Township 18 North, Range 6 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at a point on the East line of said quarter section South 0 degrees 00 minutes 00 seconds West (assumed basis of bearings) 990.00 feet (60 rods) from the Northeast corner thereof; thence continue South 0 degrees 00 minutes 00 seconds West on and along said East line 192.50 feet; thence South 89 degrees 58 minutes 11 seconds West, parallel to the North line of said quarter section, 226.29 feet; thence North 0 degrees 00 minutes 00 seconds East, parallel to said east line, 192.50 feet; thence North 89 degrees 58 minutes 11 seconds East, parallel to said north line, 226.29 feet to the place of beginning.

Also including: The entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

12323 Cyntheanne Road Fishers, IN 46037
13-12-31-00-00-024.001

Exhibit B
Graphic Depiction of Real Estate

12323 Cyntheanne Road Fishers, IN 46037
13-12-31-00-00-024.001

Council Action Form

MEETING DATE	Janaury 16, 2024			
TITLE	Request to approve a voluntary annexation of 1 acre, known as the Jai Hanuman Temple property. Subject site is located at 12323 Cyntheanne Road. (ANX-23-12)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #: 121823C		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☒Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A

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PROJECT TIMELINE	December 18, 2023 - 1st Reading & Public Hearing - City Council January 16, 2024 - Proposed Final Reading & Fiscal Plan - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading for Jai Hanuman Temple property (ANX-23-12)
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance

Form Revised: 03/20/2019