



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission Meeting

DATE: 10/4/2023, at 6:00 PM

DIRECTIONS: Launch Fishers Theater , 12175 Visionary Way, Fishers, IN 46038

Members of the public can [submit comments to the board via form submittal](#) before 12pm on the day of the meeting.

Members of the public may [stream the live meeting](#) online.

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

1. **Call to Order**
2. **Pledge of Allegiance to The Flag of The United States**
3. **Roll Call**
4. **Approval of Previous Minutes**
 - a. 9-6-23
5. **Public Hearings**
 - a. **Flat Fork PUD**

Case: RZ-23-3 CONTINUED FROM SEPTEMBER MEETING
Address: Multiple parcels on the north side of 96th Street, between Georgia and Cyntheanne Road
Request: Consideration of a rezone of 109 acres from R2 Residential to PUD-R. The

Flat Fork PUD would include a maximum of 225 single-family homes on the north side of 96th Street, between Georgia and Cyntheanne Road
Petitioner: NVR, Inc. (d/b/a Ryan Homes)
Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

- 6. Staff Communication**
- 7. Summary of Council Action**
- 8. Adjournment**

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
SEPTEMBER 6, 2023
LAUNCH FISHERS THEATER**

The meeting of the Advisory Plan Commission convened at 6:00 p.m.

Mr. Stevenson confirmed quorum and called the meeting to order.

A roll call was taken and those members present were: Rick Fain, Bill Stuart, Selina Stoller, Howard Stevenson, Steve Richards, Bruce Molter, Kim Logan, Todd Zimmerman. Pete Peterson and Katie Jackson were not present. Others present: Rodney Retzner, Megan Vukusich, Lindsey Bennett, Kay Prange, Ross Hilleary, Spencer Heffron, Bre King, Don Stuart, Tim Cullen, Stephanie Truchan, Robert Thompson Jr., Todd May.

Mr. Stevenson asked for a Motion to approve the Minutes from the 8-2-23 meeting. Ms. Logan made a Motion to approve, seconded by Ms. Stoller. The Minutes were approved, 8-0.

Public Hearings:

a. Flat Fork PUD

Case: RZ-23-3 CONTINUED FROM AUGUST MEETING AND REQUESTED CONTINUANCE TO OCTOBER

Address: Multiple parcels on the north side of 96th Street, between Georgia and Cyntheanne Road

Request: Consideration of a rezone of 109 acres from R2 Residential to PUD-M. The Flat Fork PUD would include a maximum of 220 single-family homes on the north side of 96th Street, between Georgia and Cyntheanne Road, and a C2 Commercial area at the northeast corner of 96th & Georgia.

Petitioner: NVR, Inc. (d/b/a Ryan Homes)

Planner: Megan Vukusich, vukusichm@fishers.in.us

Megan Vukusich presented the request from Ryan Homes for an additional continuance. They are working on the commercial aspect of the original Rezone request. Staff supports.

Mr. Stevenson asked for a Motion. Mr. Fain made a Motion to approve the continuance, seconded by Mr. Molter. The Motion was approved, 7-1.

b. Gray Eagle Golf Course

Case: TA-23-3 CONTINUED FROM AUGUST MEETING

Address: 12500 Brooks School Rd

Request: Consideration of a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9.

Petitioner: Stephanie J. Truchan with Krieg DeVault as agent for Gray Eagle Golf, LLC

Planner: Megan Vukusich, vukusichm@fishers.in.us

Ross Hilleary presented the Staff Report for the Text Amendment for barrier netting and a new clubhouse/restaurant at Gray Eagle. This has already been approved by the PUD Committee. One letter has been received in support and one has been received in opposition to the netting. Staff recommends approval.

Stephanie Truchan of Krieg DeVault presented the Petitioner Packet and noted that the meeting took place with the Graystone residents on 8/23/23 addressing their concerns.

Mr. Stevenson opened the Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to approve, seconded by Ms. Logan. The Motion was approved, 8-0.

New Business:

RDC Resolution - District South Allocation Area

Megan Vukusich presented the Allocation Area Resolution for District South. The Resolution was approved by the RDC on 9-5-23. The role of the Plan Commission is to confirm that the development aligns with the Fishers 2040 Plan. Staff recommends approval. Mr. Stuart confirmed the status of the two properties on the map which are not part of the Allocation Area.

Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to send a favorable recommendation to City Council, seconded by Mr. Stuart. The Resolution was approved, 8-0.

Mr. Stevenson closed the meeting by thanking Megan Vukusich, Director of Planning and Zoning, for her service to the City and the Plan Commission as she moves on to new challenges with the City of Indianapolis.

The Meeting was adjourned at 6:15 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary



September 29, 2023

Ross Hilleary
Director of Planning & Zoning
City of Fishers

Dear Mr. Hilleary:

Per your request this letter outlines the status and timelines of current or proposed development, within the incorporated limits of the Town of McCordsville, adjacent to 96th Street.

In 2021, the Town approved a 255-lot subdivision proposal (Haven Ponds) by Silverthorne Homes on 146 acres at the southeast corner of 96th Street and CR 500W. A concept plan for this project is included as Exhibit A. Section 1 is currently under construction, and we anticipate Section 1 being recorded and therefore released for building permits this fall. Below is the projected schedule for the project:

- Section 1 – 62 lots, anticipated release for building permits in fall 2023
- Section 2 – 73 lots, anticipated release for building permits in Q4 2024
- Section 3 – 27 lots, anticipated release for building permits in Q4 2025
- Section 4 – 86 lots, anticipated release for building permits in Q4 2027

Silverthorne Homes anticipates 3 sales per month, which would produce a projected build-out in 2030.

In 2022, the Town approved a 275-lot subdivision proposal on 155 acres at the southwest corner of 96th Street and CR 400W/Cyntheanne Rd. However, this project ultimately did not move forward, and the developer's option expired. The Town is currently working with MI Homes on a proposal (Helm's Mill) for a 234-lot subdivision on 118 acres at, generally, the same location. This proposal has received a favorable recommendation from the McCordsville Advisory Plan Commission and is currently on-track to go to Town Council for First Reading on October 10th. The proposed concept plan for this project is included as Exhibit B. If the project were to receive zoning approval, it would replace the previously approved project, and below would be the anticipated project schedule:

- Section 1 – 55 lots, anticipated release for building permits in Q1 2025

- Later sections would be developed as needed based on the anticipated sales/closing pace of 2.5-3 sales per month continuously until build-out in 2030.

The timelines noted above are based upon the anticipated schedules provided to the Town by the developers and are subject to change. If you have any questions, please feel free to contact me.

Sincerely,

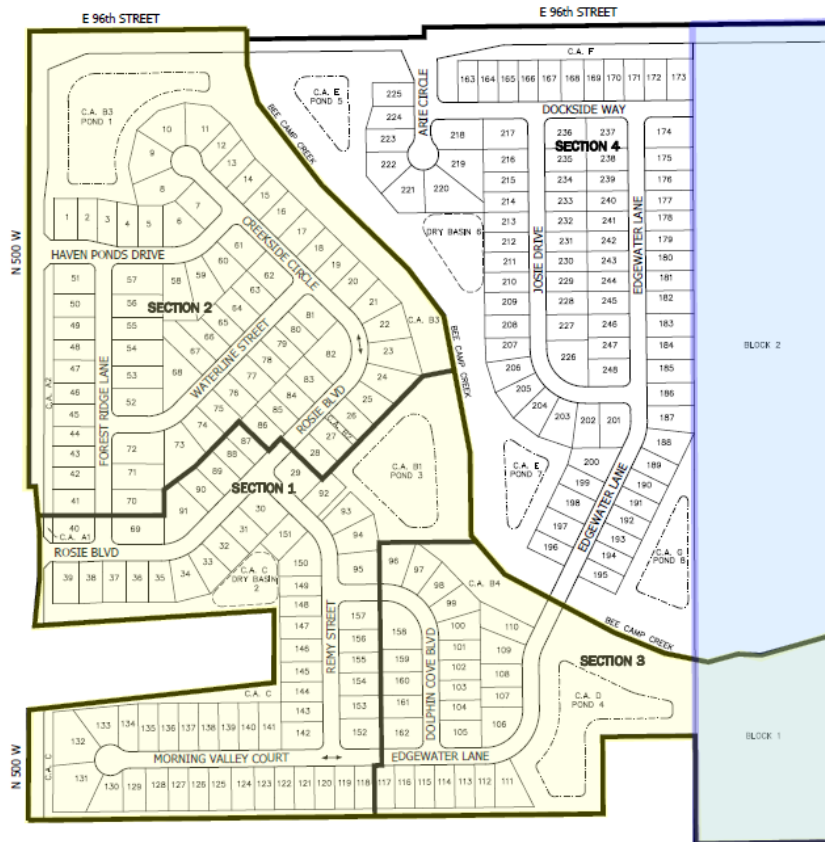


Ryan Crum, AICP, CPM

Assistant Town Manager – Planning & Development
Town of McCordsville

Exhibit A

Haven Ponds



LOT SUMMARY		
SECTION	LOTS	ACRES
1	62	27.33
2	73	35.10
3	27	21.53
4	86	62.66
TOTAL	248	146.62

Silverthorne
HOMES

Exhibit B

Helm's Mill



ORDINANCE NO. 041723C

ORDINANCE NO. 041723C

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 109.15 +/- ACRES FROM R2 TO PUD-R FOR A PROJECT KNOWN AS FLAT FORK 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-23-3 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its October 4, 2023 meeting sent a _____ recommendation to the Common Council by a vote of _____ () in favor and _____ () 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-R.

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 _____ day of _____, 2023.

ORDINANCE NO. 041723C

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

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance 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

ORDINANCE NO. 041723C

"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

ORDINANCE NO. 041723C**Exhibit A – Real Estate Description and Depiction****GEORGIA ROAD SITE, REZONE DESCRIPTION**

A part of the Southwest Quarter of Section 7, Township 17 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point South 89 degrees 31 minutes 27 seconds West 375.80 feet of the Southeast corner of said Southwest Quarter Section to the centerline of an Electric Line Easement as recorded in Deed Record 183, pages 45-46, in the Office of the Recorder of Hamilton County, Indiana, being the point of beginning of this description; thence along the centerline of said Electric Line Easement by the next three (3) courses: 1) North 00 degrees 11 minutes 03 seconds West 824.19 feet; 2) North 00 degrees 09 minutes 08 seconds West 815.70 feet; 3) North 00 degrees 08 minutes 50 seconds West 666.84 feet; thence South 89 degrees 31 minutes 27 seconds West parallel to the South line of said Quarter Section a distance of 948.68 feet to the West line of the East Half of said Quarter Section; thence South 00 degrees 16 minutes 36 seconds East to the South line of said Quarter Section a distance of 2,307.09 feet; thence North 89 degrees 31 minutes 27 seconds East along the South line of said Quarter Section a distance of 944.06 feet to the point of beginning, containing 50.105 acres, more or less.

CYNTHEANNE ROAD SITE, REZONE DESCRIPTION (WITH OVERLAP)

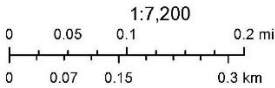
Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 33 minutes 20 seconds East 100.00 feet along the east line of said Southeast Quarter (the bearings in this description are based on a survey prepared by Curtis C. Huff, recorded as Instrument Number 200500063272 in the Office of the Recorder of Hamilton County, Indiana) to the northeast corner of Heritage Minor Subdivision, per plat thereof, recorded as Instrument Number 9609624712 in the Office of said Recorder, the following three (3) courses are along the north, west and south lines of said plat; 1)thence South 89 degrees 17 minutes 46 seconds West 300.00 feet; 2)thence South 00 degrees 33 minutes 20 seconds East 200.00 feet; 3)thence North 89 degrees 17 minutes 46 seconds East 300.00 feet to the east line of said Southeast Quarter, the following two (2) courses are along the east and south lines thereof; 1)thence South 00 degrees 33 minutes 20 seconds East 2,357.19 feet to the southeast corner of said Southeast Quarter; 2)thence South 89 degrees 33 minutes 28 seconds West 994.88 feet to the southwest corner of Overlap Tract No. 1 as described on said survey; thence North 00 degrees 24 minutes 15 seconds West 2,652.67 feet along the west line of said Overlap Tract No. 1 and the east lines of Tracts "B", "C" and "D" as shown on said survey to the north line of said Southeast Quarter; thence North 89 degrees 17 minutes 46 seconds East 987.87 feet along said north line to the POINT OF BEGINNING. Containing 59.045 acres, more or less.

ORDINANCE NO. 041723C



- County Boundary
- Real Estate



ORDINANCE NO. 041723C



ORDINANCE NO. 041723C**A. Declaration, Purpose and Intent, Applicability, and Allowed Uses****1. Declaration**

- a. Ordinance No. 041723C (this "Ordinance")
- b. Adopted: October 9, 2023

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 – Residential District (PUD-R) and shall hereafter be known as the "Flat Fork 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 *R5 Residential 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 *R5 Residential District* shall be permitted in the residential areas.

B. Concept Plans

The Concept Plans, attached hereto as Exhibit B.2, are hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plans 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 Plans (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 Flat Fork 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.

ORDINANCE NO. 041723C**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. The total maximum number of lots within the Flat Fork PUD shall not exceed 225 lots.

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

b. Article 3.2. Residential Districts: Shall apply, except as modified below:

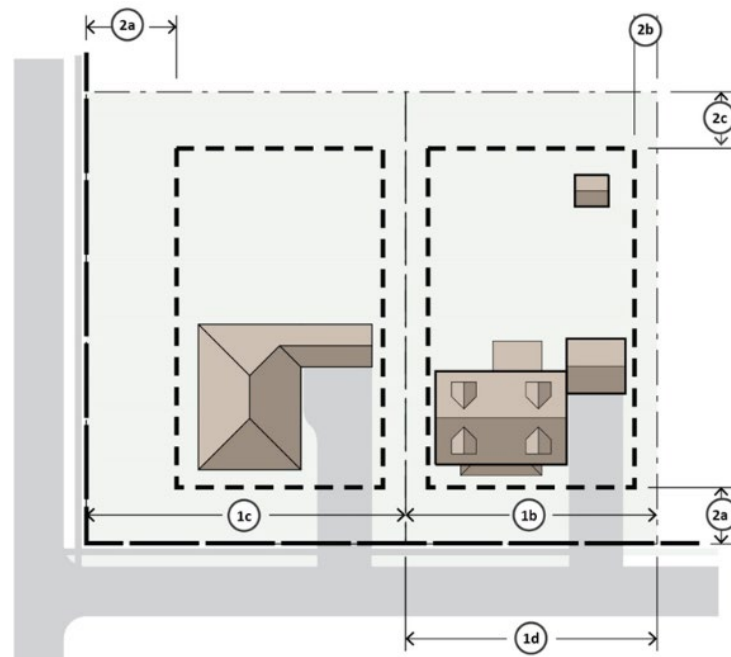
(1) *Sec. 3.2.6. R5 Residential District:* Shall not apply; instead, the following shall apply:

Development Standards for the western PUD portion along Georgia Road

1. Minimum Lot Dimensions	
1a. Lot area	9,490 sf
1b. Lot width at building line – standard	73'
1c. Lot width at building line – corner	73'
1d. Lot frontage	50'
2. Minimum Building Setbacks	
2a. Front – local street / other street type	20' / 40'
2b. Side, primary structure	5'
2c. Rear, primary structure	35'
2d. Side, Aggregate	10'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,500 sf
4b. Living unit area, 2-story (min)	1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	50%
5c. Alternative Standards	<i>Sec. 8.4.7. Conservation Development</i>
5d. Total structures per lot	<i>Sec. 6.8.1G. Structures Per Lot</i>
6. Maximum Lots Permitted	
6a. Maximum number of lots	95

ORDINANCE NO. 041723C**Development Standards for the eastern PUD portion along Cyntheanne Road**

1. Minimum Lot Dimensions	
1a. Lot area	9,490 sf
1b. Lot width at building line – standard	73'
1c. Lot width at building line – corner	73'
1d. Lot frontage	50'
2. Minimum Building Setbacks	
2a. Front – local street / other street type	20' / 40'
2b. Side, primary structure	7.5'
2c. Rear, primary structure	35'
2d. Side, Aggregate	15'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,500 sf
4b. Living unit area, 2-story (min)	1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	50%
5c. Alternative Standards	Sec. 8.4.7. Conservation Development
5d. Total structures per lot	Sec. 6.8.1G. Structures Per Lot
6. Maximum Lots Permitted	
6a. Maximum number of lots	130



c. Article 3.3. Nonresidential Districts: Shall not apply.

d. Article 3.4. Other Districts: Shall apply.

ORDINANCE NO. 041723C**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 residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.

(i)

Residential Cohesive Design	
a.	Buildings must orient, frame, and/or face direct pedestrian views.
b.	Design and orient buildings not to impede access. The building should enhance the appeal of open space and pedestrian environments.
c.	Incorporate architectural features on all sides of a building façade facing a Public View.
d.	Provide for wayfinding signage and create a unique identity for each building or community, by incorporating complimentary variation in design.
e.	Ensure that no two (2) buildings viewed from a Public View are alike, by varying at least two (2) of the following for each building: roof pitches, material types, color packages, structure orientation, or incorporate other unique and identifiable architectural or landscape element. See also <i>Sec. 8.2.2. Anti-Monotony Standards</i> .

Residential Building Form	
a.	Incorporate at least two (2) types of modulation in the façade plane, including, but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass.
b.	Façades equal to or longer than 20' facing a Public View shall provide a minimum total modulation area of 20% of the horizontal wall span, with a minimum vertical height of at least 3' tall. Porches and balconies, at least 4' in depth may count toward this requirement.
c.	Modulation for qualifying projections, pop outs, bays, recesses, and varied setbacks, must be a minimum depth of 12" from the primary façade plane. A minimum 50% of total modulation must be visible over permanent barriers, such as berms and fencing, from described areas.

ORDINANCE NO. 041723C

Residential Building Form	
d.	On front façades, residential dwellings shall use any combination of allowed material type, color variation, banding, stringcourse, or modulation to clearly distinguish between the ground level and upper stories.
e.	Incorporate visually heavier and more massive elements or materials, such as stone or masonry, primarily at the base of the buildings. Lighter elements and materials, such as siding, shall be above the heavier or more massive elements. This excludes columns, supports, modulated walls, architectural features, and roof elements.
f.	Second-story residential façades may not extend to the front face without additional façade modulation or additional material types and architectural accents.
g.	Residential buildings with attached units must articulate the design to differentiate façades of individual units or groups of units. Must consistently incorporate any two (2) of the following: modulation, material, or color variation.

Roof Standards	
a.	Align and correlate roof forms including elements over porches and entries, with the overall building design and use of materials. Examples include but are not limited to: continuation of roof forms with vertical elements such as columns, piers, and pilasters, or accenting gable type façades with rafters, corbels, or distinct material variations from other wall planes
b.	Sloped roofs shall have a significant pitch, to be no less than 5/12.
c.	Provide variations in roof profile including but not limited at least two (2) of the following: two (2) or more visible roof planes; dormers, lookout, turret, or cornice work such as corbels, spaced consistently along the façade plane.
d.	Quality roof materials such as tile, slate, cedar shake with fire protection, 30-year asphalt shingles, dimensional asphalt or fiberglass shingles, high-quality standing seam metal roofing, or high-quality metal shingle roofing shall be used on all structures. All metal roofing shall be low-gloss and a base color.
e.	All residential dwellings shall have eaves or overhangs a minimum of eleven (11) inches deep on the main roof. Depth shall be determined prior to the installation of the masonry. This shall not apply to front porches or dormers.

Automobile Storage Standards	
a.	Front loaded garages must have a minimum of a 20' setback from a sidewalk or trail.
b.	Garage door area may not exceed 60% of the front façade of a building.
c.	Every two (2) bays (not more than 25' wide) shall have a separate door, and shall have a 2' plane separation from adjacent door(s).
d.	Decorative garage doors are required for front-loaded and side-loaded garages.
e.	Carports must be attached to primary structure.
f.	Detached garages and carports (multi-family only) must be designed in keeping with the primary structure and must utilize the same materials and color.
g.	Each garage door shall include a decorative design substantially similar in quality and character to the garage doors shown in the Garage Door Exhibit, attached hereto as Exhibit B.4 .

ORDINANCE NO. 041723C

Architectural Elements	
a.	Provide detailing that transition or frame the façade material changes, and that integrate architectural elements such as lighting, doorways, and windows. Examples include but are not limited to: cornices, decorative caps on brick or stone, decorative lintels, porch railing, transom light, and shutters.
b.	Windows must be provided to allow views to exterior activity areas or vistas, and must be provided on any façade facing a pedestrian or common area used for children's recreation.
c.	Anchor windows and other portals into building wall planes by integrating proportional detailing such as trim, lintels, shutters, railing, and ledges that match the building design for the façade of a building faces an entrance to an adjacent building, roadway, common area, or any viewable public area.
d.	Primary building entries must be clearly defined using a combination of architectural elements, materials, or façade modulation meeting other architectural standards in this Article.
e.	External stairwells must be integrated with the building design and provide residents protection from inclement weather. Use materials, modulation, and architectural elements which relate to and support other standards.
f.	Mechanical and utility equipment shall comply with <i>Sec. 6.2.6. Mechanical & Utility Equipment</i> .

Materials	
a.	Residential Dwellings shall distinguish field materials from accent materials through pattern, texture, or additional detail visible from front facade. Alternate masonry or material courses may count toward this.
b.	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
c.	Use a cohesive color scheme featuring a minimum of two (2) field colors, a trim color, and an accent color or material. Garage door colors must coincide with this scheme or other accents.
d.	Masonry as a qualifying accent material must be applied to 50% of the available wall length at a minimum height of 24" (excluding garage openings).
e.	Use of neon, or extremely bright colors that can be distracting and may cause a visual nuisance shall not be used as a primary color.
f.	Unfinished or manufactured color smooth face block, untextured concrete panels, and prefabricated steel panels are prohibited as a building façade finish, except an accent or secondary field material
g.	The use of vinyl on single-family is allowed with the following standards: Shall be .052 gauge; decorative entryway with a 12" min. wide door trim; 30% masonry at the water table line as a secondary material; must include at least two (2) other architectural elements, including but limited to, cornices, corbels, columns, window shutters, gable vents, etc.; and must comply with all other standards in this Article.

- (2) All lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.5**, shall incorporate at least one (1) of the following features: (i) a rear covered porch; (ii) a rear covered patio; (iii) a rear morning room; (iv) a rear pergola; (v) a brick or stone wrap wainscot on all elevations up to the sill of the lowest first floor window; or (vi) any other rear façade extension.

ORDINANCE NO. 041723C

- 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, except as modified below:
 - (1) The required landscaping in all common areas/open spaces shall be native species selected from the City of Fishers Planting Guide list of Approved Species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. This shall not apply to foundation plantings nor other on-lot landscaping. However, the initial install of street trees planted in the front yard, foundation plantings, and other plantings on individual home lots shall be required to be native species. Non-native species may be installed with prior approval by City staff.
 - (2) Varying species of plantings shall be used to protect against pest and disease. No more than thirty percent (30%) of total plant material may be of one species.
 - (3) *Subsection 6.7.5.B. Lot & Foundation Plantings; Foundation Planting:* Shall apply, except B.2 shall be capped at a maximum requirement of 12 shrubs or ornamental trees per residential building.
- h. **Article 6.8. Lot Standards:** Shall apply, except as modified by this Ordinance.
- 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, except as modified by this Ordinance.
- 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, except as modified by this Ordinance.

- a. **Article 8.1. General Provisions:** Shall apply.
- b. **Article 8.2. Block, Lot & Access Standards:** Shall apply, except as modified below:
 - (1) *Subsection 8.2.2.C.1. Anti-Monotony; Anti-monotony Code; Front Façade:* Shall not apply. Instead, the following shall apply: Front façades on the same building model shall not be duplicated for two (2) lots on each side of the subject lot on the same side of the street. Also, front façades for the same building model may not be duplicated for five (5) lots across the street from the subject lot.
 - (2) *Subsection 8.2.5.B. Subdivision Access; Entrance Design:* Shall apply, except entrance shall be a minimum of 40 feet wide to provide one 16 feet wide inbound lane and two 12 feet wide outbound lanes extending at least 60 feet from the perimeter street's right-of-way line at the primary entrance to the subdivision.

ORDINANCE NO. 041723C

(3) *Subsection 8.2.6. Pedestrian Network*: Shall apply, except that the location and width of sidewalks and paths shall be installed as generally shown on the Pedestrian Connectivity Exhibits, attached hereto as **Exhibit B.6**, or as otherwise approved by the City's Engineering Department.

c. Article 8.3. Street & Alley Standards: Shall apply.

d. Article 8.4. Open Space, Common Area & Amenity Standards: Shall apply, except as modified below

(1) Open Space shall be installed as generally shown on the Concept Plans and Pedestrian Connectivity Exhibits.

(2) As part of the secondary plat, the developer shall dedicate a thirty (30) foot public trail easement in the area generally identified on the Pedestrian Connectivity Exhibits (**Exhibit B.6**) as "Geist Greenway Easement".

(3) Plantings shall not be required within the Geist Greenway Easement.

e. Article 8.5. Other Design Standards: Shall apply, except as modified below:

(1) The detention pond may have natural pond edges provided it meets all other design standards.

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. Sustainability Standards

The following sustainability standard shall apply:

- a.** Rain barrels shall be permitted to be connected to the roof downspouts
- b.** Renewable energy, such as solar panels, shall be permitted subject to standards of the UDO.

14. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

15. Low Maintenance Community (Georgia Road Site only)

The regular care and maintenance of the landscaping and lawns located within the portion of each single-family residential lot within the Georgia Road site development shall be the responsibility of the Homeowners Association to be formed for the residential development proposed for the Georgia Road site (the "HOA"). Such care and maintenance shall include specific services defined in the HOA documents, including but not limited to, lawn cutting, snow removal, and weed control within the development.

(Remainder of page intentionally left blank.)

ORDINANCE NO. 041723C**Exhibit B.1 – Real Estate Description and Depiction****GEORGIA ROAD SITE, REZONE DESCRIPTION**

A part of the Southwest Quarter of Section 7, Township 17 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point South 89 degrees 31 minutes 27 seconds West 375.80 feet of the Southeast corner of said Southwest Quarter Section to the centerline of an Electric Line Easement as recorded in Deed Record 183, pages 45-46, in the Office of the Recorder of Hamilton County, Indiana, being the point of beginning of this description; thence along the centerline of said Electric Line Easement by the next three (3) courses: 1) North 00 degrees 11 minutes 03 seconds West 824.19 feet; 2) North 00 degrees 09 minutes 08 seconds West 815.70 feet; 3) North 00 degrees 08 minutes 50 seconds West 666.84 feet; thence South 89 degrees 31 minutes 27 seconds West parallel to the South line of said Quarter Section a distance of 948.68 feet to the West line of the East Half of said Quarter Section; thence South 00 degrees 16 minutes 36 seconds East to the South line of said Quarter Section a distance of 2,307.09 feet; thence North 89 degrees 31 minutes 27 seconds East along the South line of said Quarter Section a distance of 944.06 feet to the point of beginning, containing 50.105 acres, more or less.

CYNTHEANNE ROAD SITE, REZONE DESCRIPTION (WITH OVERLAP)

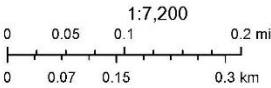
Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 33 minutes 20 seconds East 100.00 feet along the east line of said Southeast Quarter (the bearings in this description are based on a survey prepared by Curtis C. Huff, recorded as Instrument Number 200500063272 in the Office of the Recorder of Hamilton County, Indiana) to the northeast corner of Heritage Minor Subdivision, per plat thereof, recorded as Instrument Number 9609624712 in the Office of said Recorder, the following three (3) courses are along the north, west and south lines of said plat; 1)thence South 89 degrees 17 minutes 46 seconds West 300.00 feet; 2)thence South 00 degrees 33 minutes 20 seconds East 200.00 feet; 3)thence North 89 degrees 17 minutes 46 seconds East 300.00 feet to the east line of said Southeast Quarter, the following two (2) courses are along the east and south lines thereof; 1)thence South 00 degrees 33 minutes 20 seconds East 2,357.19 feet to the southeast corner of said Southeast Quarter; 2)thence South 89 degrees 33 minutes 28 seconds West 994.88 feet to the southwest corner of Overlap Tract No. 1 as described on said survey; thence North 00 degrees 24 minutes 15 seconds West 2,652.67 feet along the west line of said Overlap Tract No. 1 and the east lines of Tracts "B", "C" and "D" as shown on said survey to the north line of said Southeast Quarter; thence North 89 degrees 17 minutes 46 seconds East 987.87 feet along said north line to the POINT OF BEGINNING. Containing 59.045 acres, more or less.

ORDINANCE NO. 041723C



-  County Boundary
-  Real Estate



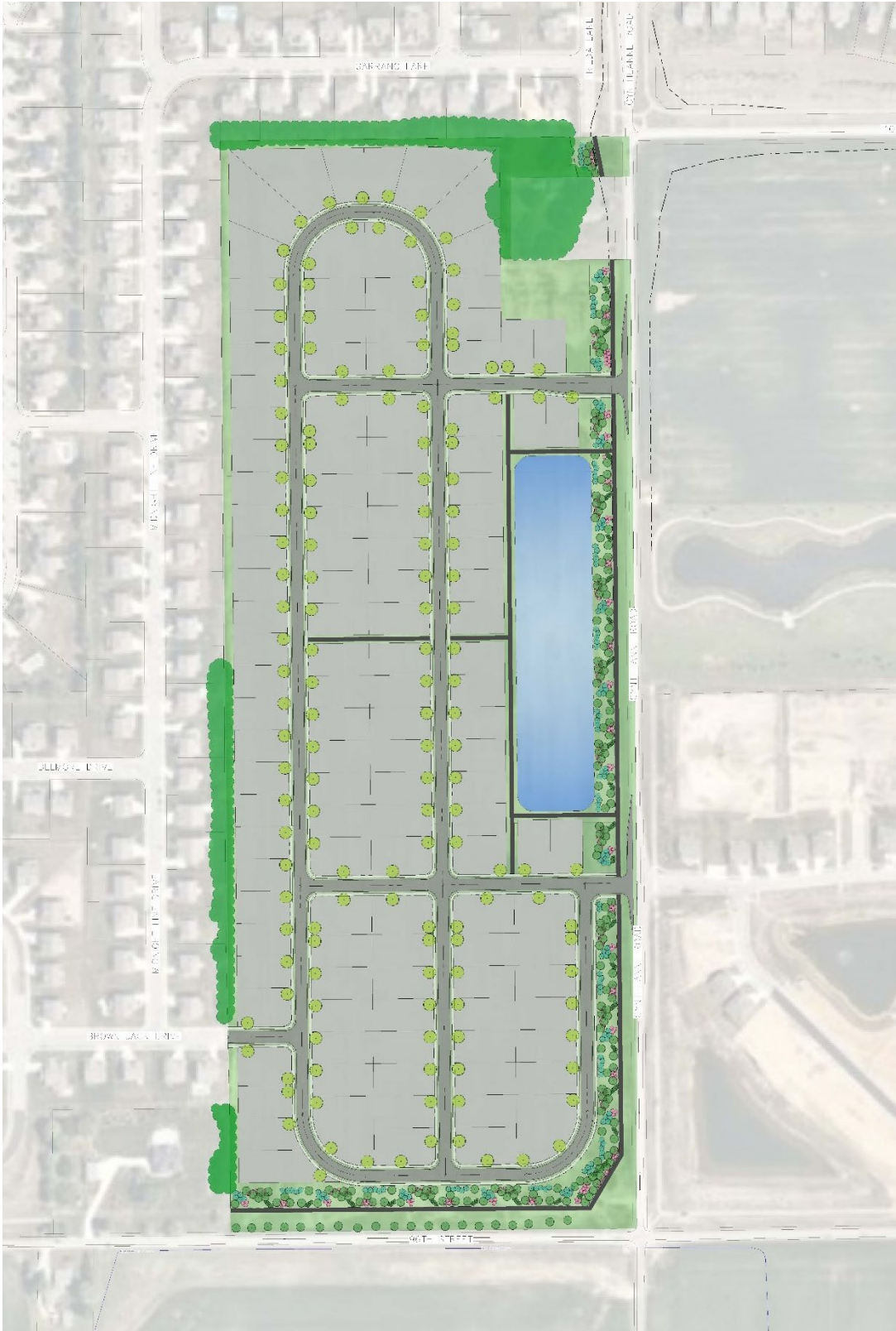
ORDINANCE NO. 041723C
Exhibit B.2 – Concept Plans



ORDINANCE NO. 041723C

Exhibit B.2, continued – Concept Plans

ORDINANCE NO. 041723C



ORDINANCE NO. 041723C
Exhibit B.3 – Illustrative Architectural Exhibit



ORDINANCE NO. 041723C
Exhibit B.3, continued – Illustrative Architectural Exhibit



ORDINANCE NO. 041723C

Exhibit B.4 – Garage Door Exhibit

ORDINANCE NO. 041723C



MODEL

5120

BUILDER

CLASSIC STEEL



Sonoma panel, Almond finish, Decorative hardware

DOOR FEATURES

Pinch-Resistant Panels

designed to push fingers out of harm's way.

3-layer construction

Model 5120 utilizes a ToughGard® backer.

Foamed-In-Place Polyurethane Insulation

provides thermal efficiency with an R-value* of 9.

Integral Struts

add rigidity and strength for long life and smooth operation.



High Cycle Spring Option

Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

TorqueMaster® Plus Counter Balance System

Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology.

Wind Load Options



Available with structural reinforcements for use in coastal or high wind region.

Limited Lifetime Warranty



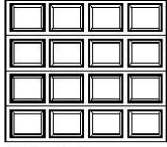
*Wayne Dalton uses a calculated door section R-value for our insulated doors.

The Builder Select Series

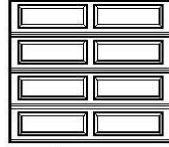
Exhibit B.4, continued – Garage Door Exhibit

ORDINANCE NO. 041723C**1 Choose Your Style**

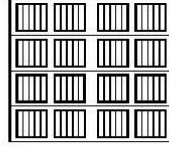
Doors shown are 8'x7'. Other sizes may have different panel configurations.



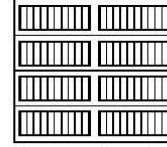
Colonial



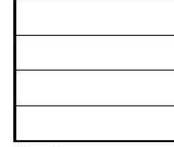
Ranch



Sonoma



Sonoma Ranch



Contemporary

2 Choose Your Color**Paint finishes**

White



Almond



Desert Tan



Taupe



Gray



Green



Brown

3 Choose Your Windows**For Colonial and Contemporary Panels**

Cascade I



Cascade II*



Cascade III*



Cathedral I



Cathedral II*



Clear I



Clear II*



Clear III*



Prairie I



Prairie II*



Sherwood I



Sherwood II*



Stockbridge*



Stockton I



Stockton II*



Stockton III*



Arched Stockton*



Waterton I



Waterton II*



Waterton III*



Williamsburg I



Williamsburg II*

*Contemporary panel only

For Sonoma Panels

Cascade I



Cascade III



Cathedral I



Clear I



Clear III



Stockbridge



Stockton I



Stockton III



Arched Stockton



Waterton I



Waterton III

ORDINANCE NO. 041723C**Exhibit B.4, continued – Garage Door Exhibit****For Ranch Panels**

Cascade II



Cathedral II



Clear II



Prairie II



Sherwood II



Stockbridge



Stockton II



Arched Stockton



Waterton II



Williamsburg II

For Sonoma Ranch

Ashton IV



Cathedral IV



Cascade IV



Clear IV



Ruston IV



Sherwood IV



Stockbridge IV (3-Lite)



Stockbridge IV (4-Lite)



Stockford IV



Stockton IV (4-Lite)



Stockton IV (6-Lite)



Stockton IV (8-Lite)

Stockton IV (8-Lite
Arched)

Stockton IV (12-Lite)



Arched Stockton IV



Waterton IV



Williamsburg IV



Williamsburg IV Single Arch, Double Car



Wyndbridge IV

Not all windows available in all areas. Windows shown are typical of an 8' wide door and placement may vary by panel design.

The following windows are available for double car doors

Arched Stockton Double



Arched Stockton Single

Glass Options

Clear



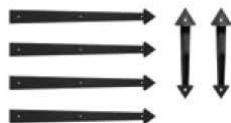
Gray Tinted



Satin Etched Privacy



Obscure

4 Choose Your Decorative Hardware

Arrow



Aspen



Barcelona



Bean



Conifer



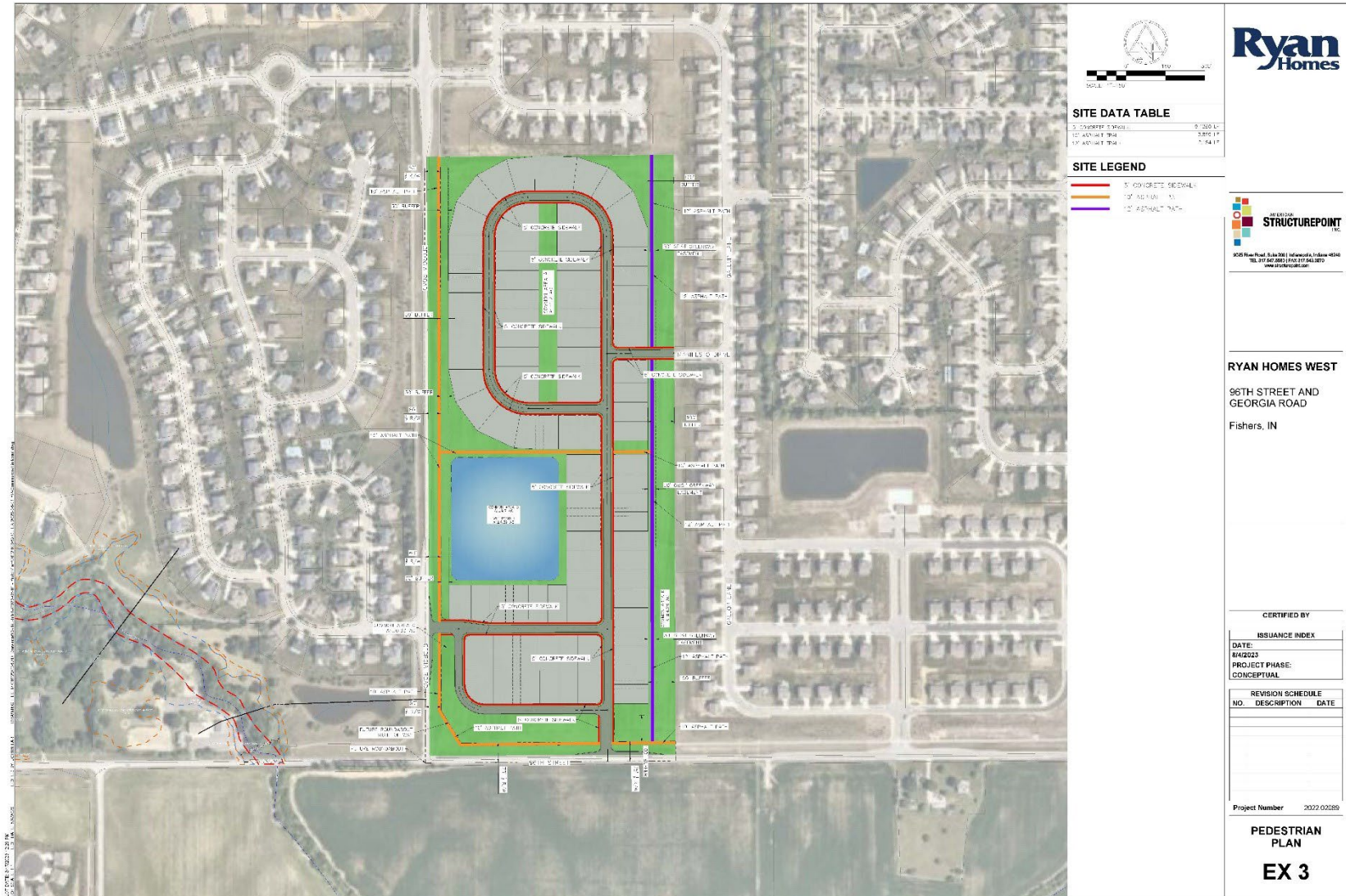
Fleur De Lis



Spear

ORDINANCE NO. 041723C

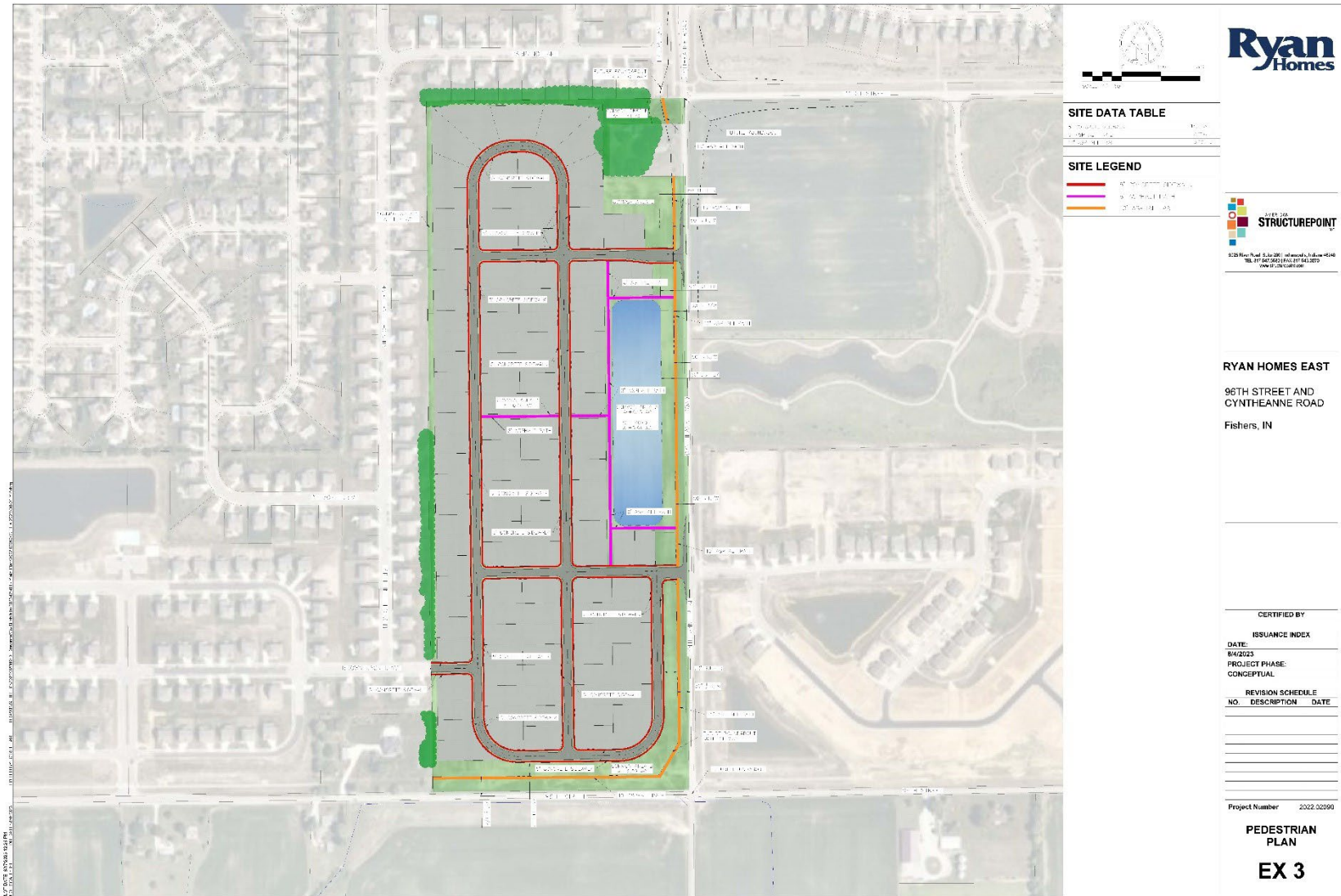
Exhibit B.6 – Pedestrian Connectivity Exhibits



ORDINANCE NO. 041723C

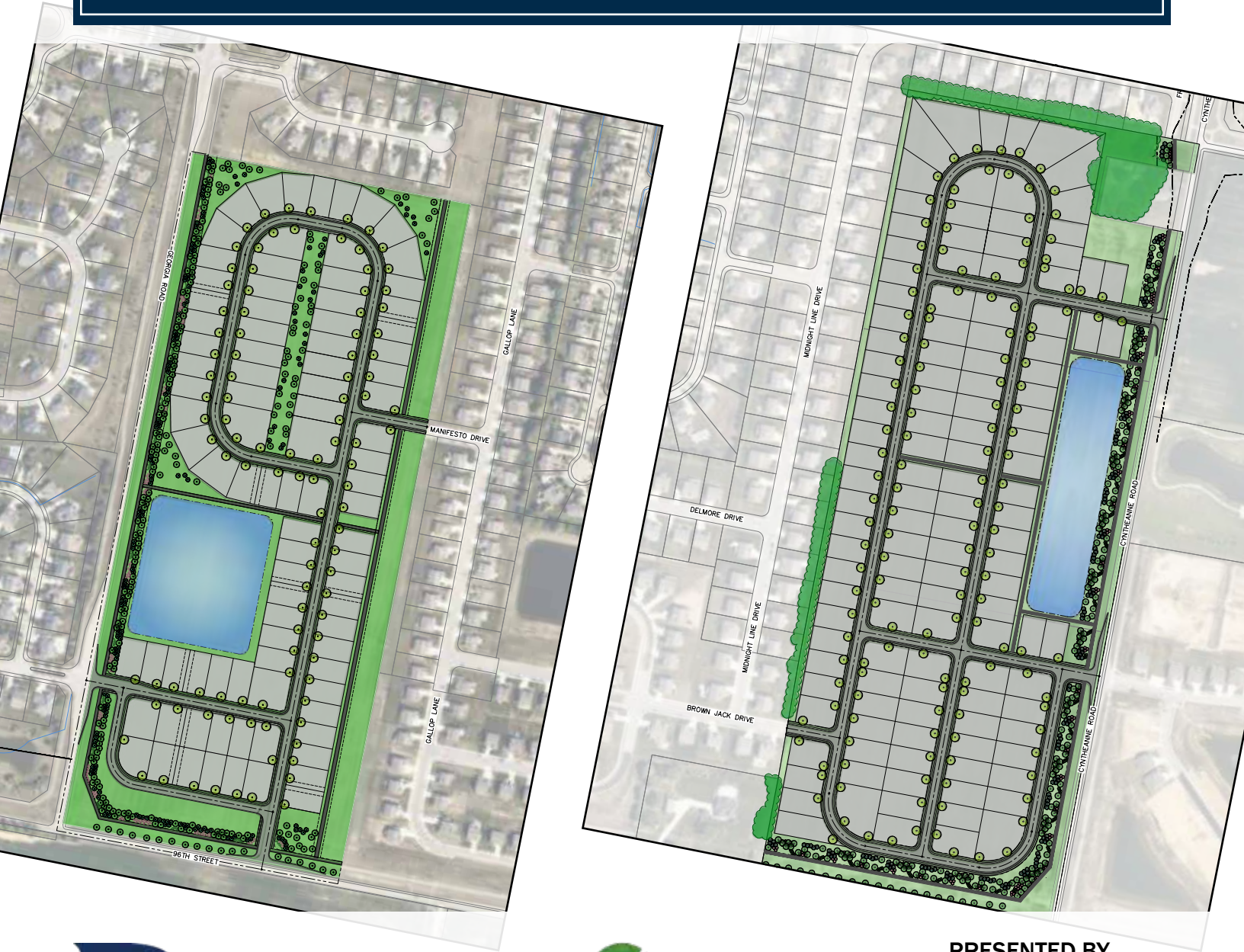
Exhibit B.6, continued – Pedestrian Connectivity Exhibits

ORDINANCE NO. 041723C



Flat Fork

Planned Unit Development



Ryan
Homes



PRESENTED BY
J. MURRAY CLARK, ESQ.

faegre
drinker

Plan Commission | October 4, 2023

TABLE OF CONTENTS

FLAT FORK PUD

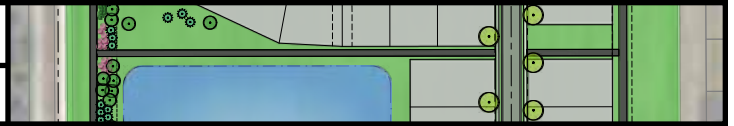


TABLE OF CONTENTS

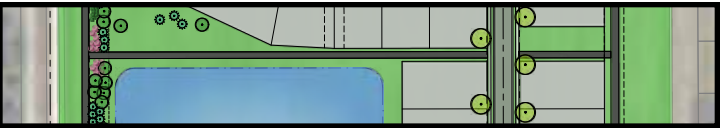
<u>Tab 1</u>	Executive Summary
<u>Tab 2</u>	Aerial Location Map
<u>Tab 3</u>	Overall Concept Plan
<u>Tab 4</u>	Georgia Road Neighborhood
<u>Tab 5</u>	Cyntheanne Road Neighborhood
<u>Tab 6</u>	Rear Covered Porch Photographs
<u>Tab 7</u>	Garage Door Exhibit
<u>Tab 8</u>	Proposed PUD Ordinance

NVR, Inc. (DBA "Ryan Homes"):
Mike Lewis, Land Manager,
Indianapolis Division
8425 Woodfield Crossing Blvd.,
Indianapolis, IN 46240

American Structurepoint, Inc.:
Josh Cribelar, PE (IN, OH, PA),
Civil Team Leader
9025 River Road, Suite 200
Indianapolis, IN 46240

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

TAB 1

EXECUTIVE SUMMARY	
FLAT FORK PUD	

NVR, Inc. (“Ryan Homes”), is pleased to present plans for the Flat Fork PUD, a new residential community split into two distinct neighborhoods. The Georgia Road site is located on the northeast corner of 96th Street and Georgia Road and is comprised of 50 acres of single-family detached, for-sale residential. The Cyntheanne Road site is located at the northwest corner of 96th Street and Cyntheanne Road and is comprised of 59 acres of single-family detached, for-sale residential. Please see the following tabs for additional information.

Collectively, the two neighborhoods are adjacent to two primary arterial roadways, the planned Geist Greenway trail, and Flat Fork Creek Park. Highlights of the new development include:

- A diverse mix of two home collections
 - Single-story, detached, 3-car garage homes on slabs and basement lots
 - Two-story, detached, 3-car garage homes on slabs and basement lots
- Geist Greenway trail improvements
- Pedestrian connectivity to new and existing parks and trails

Ryan Homes will feature up to thirteen unique floorplans (with a variety of elevations) with home sizes ranging between 1,500 and 4,000 square feet, with an expected average of 3,000 square feet. The price range is expected to be between \$400,000 and \$600,000, with an expected average of \$525,000. Similar homes are currently featured in the Turnberry neighborhood at the northwest corner of 126th Street and Atlantic Road.

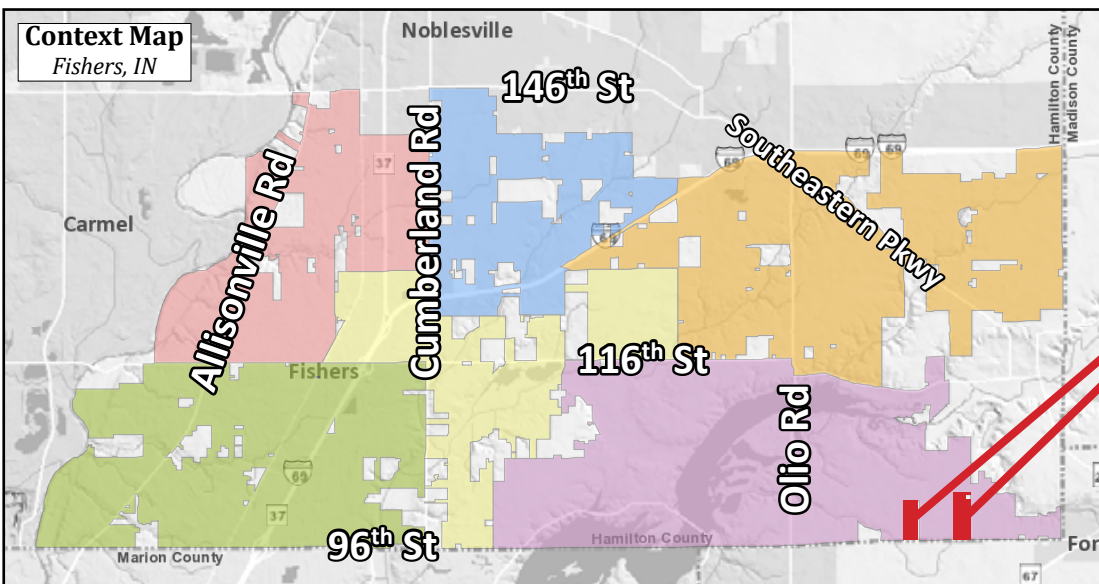
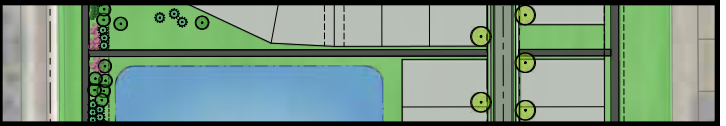
If approved, then site development work is anticipated to begin next year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

FLAT FORK PUD



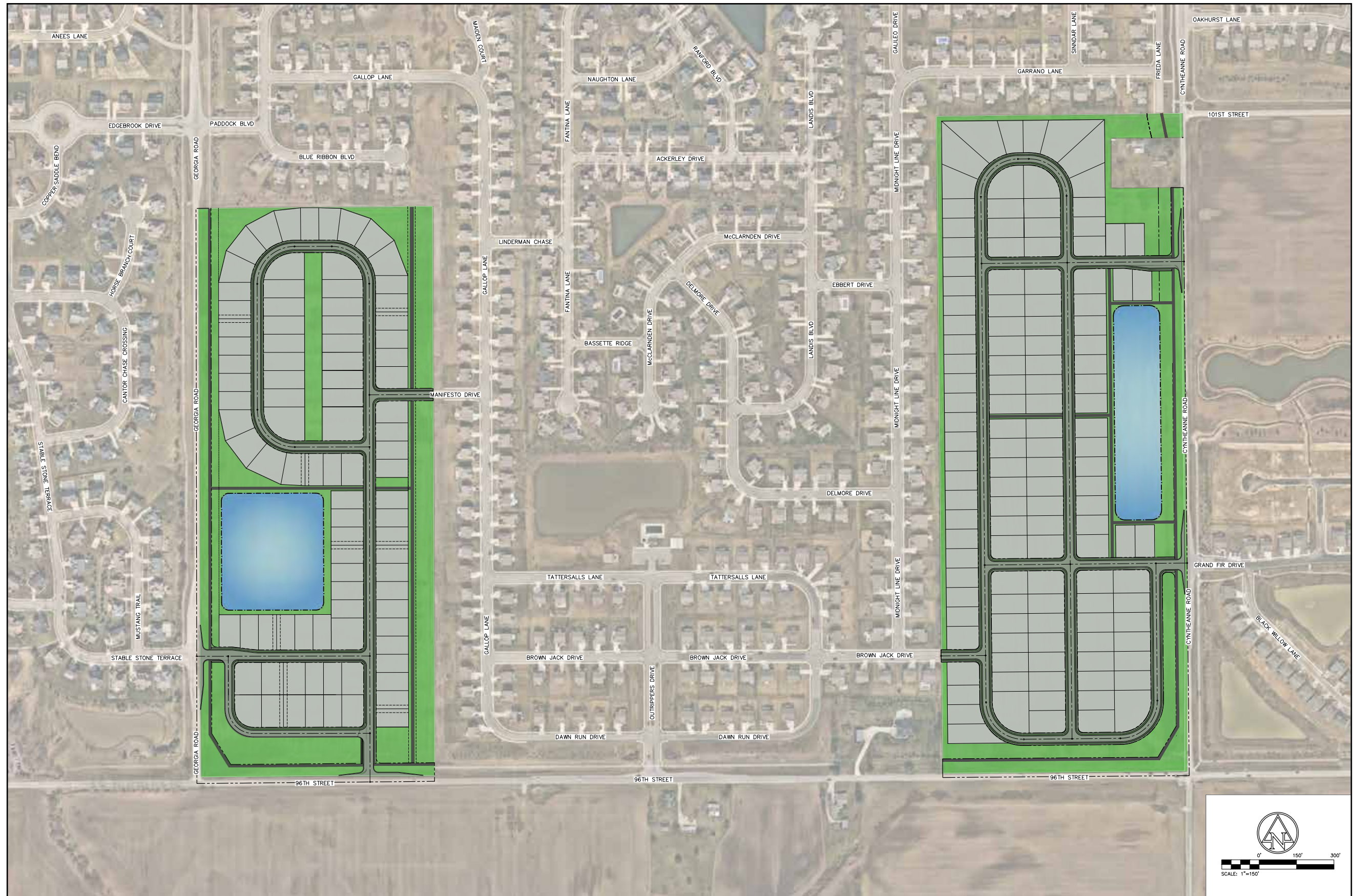
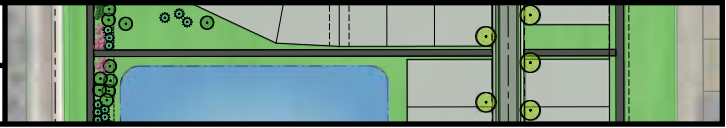
REAL ESTATE



TAB 3

OVERALL CONCEPT PLAN

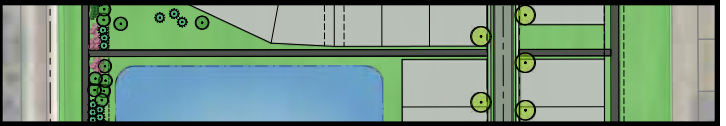
FLAT FORK PUD



TAB 4

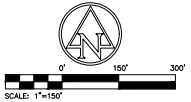
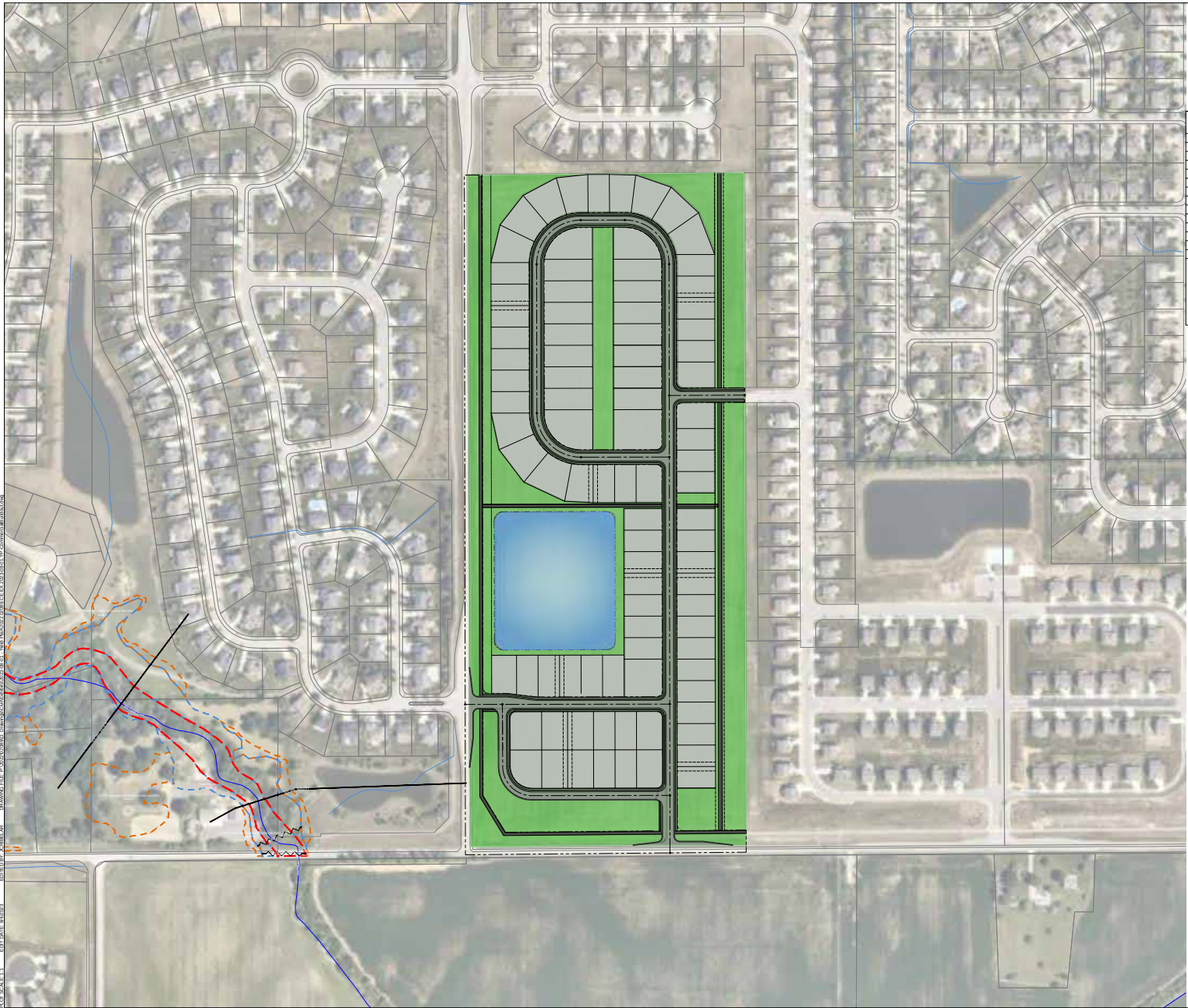
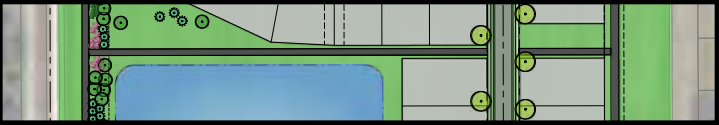
GEORGIA ROAD NEIGHBORHOOD, SITE PLAN

FLAT FORK PUD



GEORGIA ROAD NEIGHBORHOOD, YIELD PLAN

FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	450.39 AC.
PUBLIC RIGHT-OF-WAY (R/W):	49.79 AC. (19.5%)
COMMON AREA:	415.48 AC. (30.7%)
NET POND AREA:	24.39 AC. (8.7%)
TOTAL LOT AREA:	422.71 AC. (45.0%)
TOTAL LOTS:	90
GROSS DENSITY (LOTS/GROSS AREA):	1.7
MIN. LOT AREA:	8,000 SF
MIN. LOT WIDTH/FRONTAGE:	73'/20'
TYP. LOT DEPTH:	130'
MIN. FRONT YARD SETBACK:	20'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	35'
LOCAL ROAD LENGTH:	5,601 LF
12' ASPHALT PATH LENGTH:	2,184 LF
10' ASPHALT PATH LENGTH (ALONG FRONTAGES):	3,829 LF
TYP. R/W WIDTH:	50' (LOCAL ROAD) 100' (GEORGIA ROAD) 150' (96TH STREET)



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5500 | FAX 317.543.0270
www.structurepoint.com

RYAN HOMES WEST

96TH STREET AND
GEORGIA ROAD
Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:	8/4/2023
PROJECT PHASE:	CONCEPTUAL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2022.02089

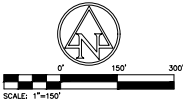
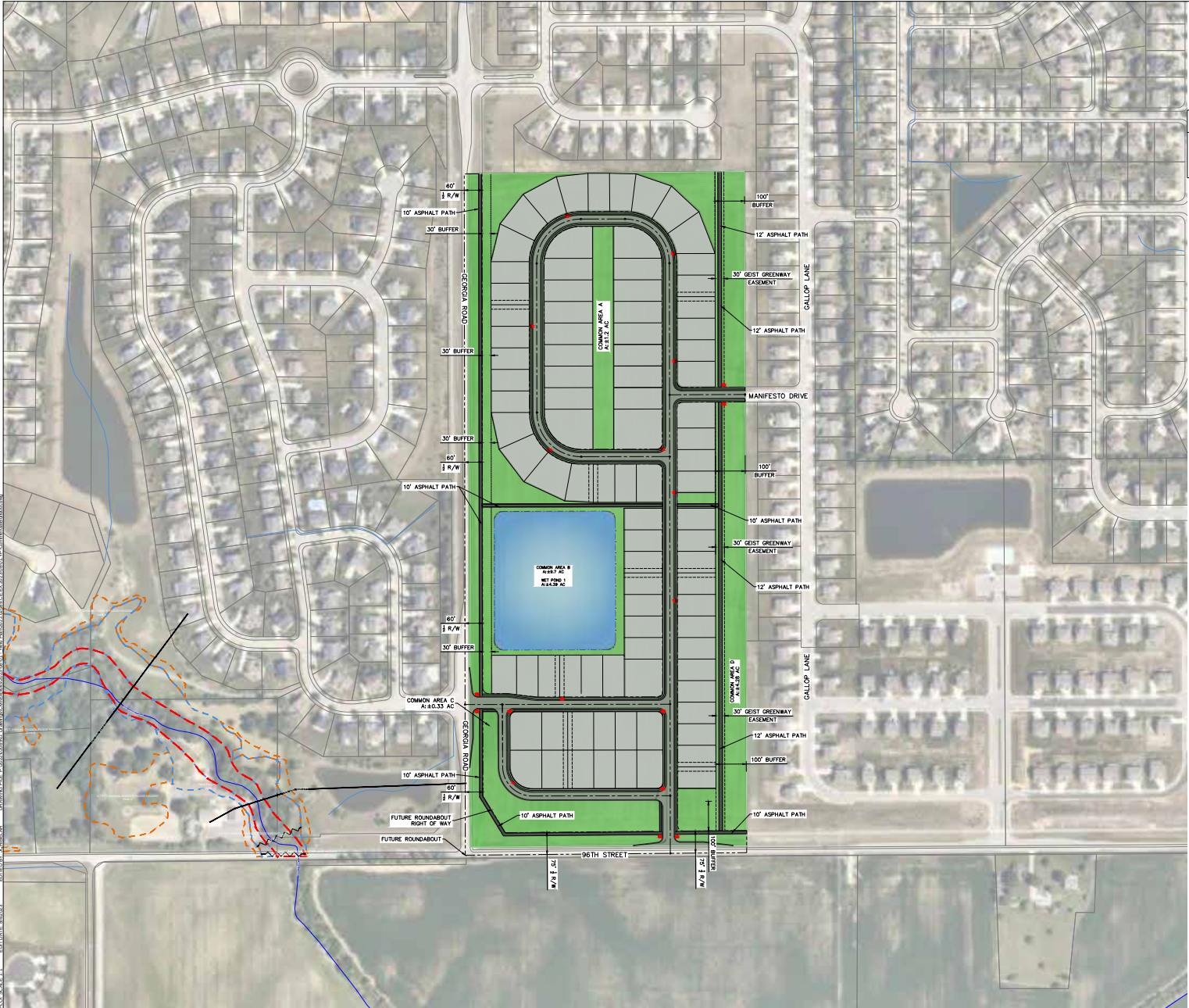
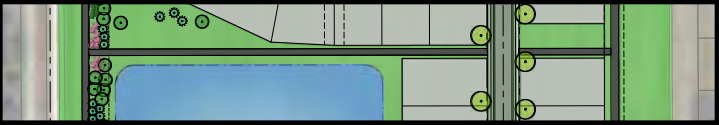
YIELD PLAN

EX 1

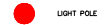
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PROJECT: 2022.02089
DRAWING: YIELD PLAN
DRAWN BY: J. K. HARRIS
CHECKED BY: J. K. HARRIS
APPROVED BY: J. K. HARRIS
SCALE: 1\"/>

GEORGIA ROAD NEIGHBORHOOD, LIGHTING PLAN

FLAT FORK PUD



SITE LEGEND



RYAN HOMES WEST
96TH STREET AND
GEORGIA ROAD
Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:	8/4/2023
PROJECT PHASE:	CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

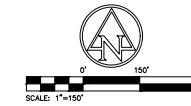
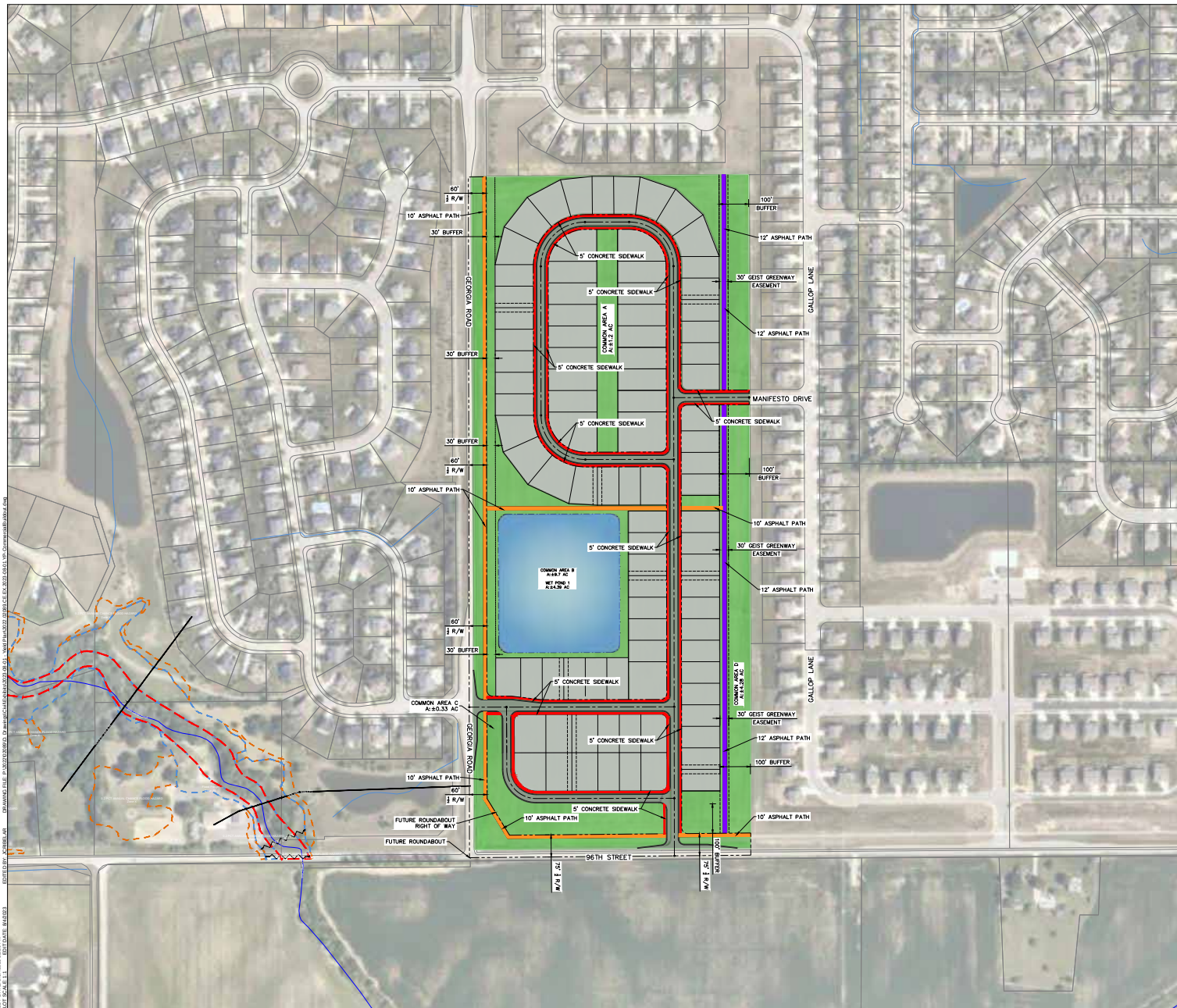
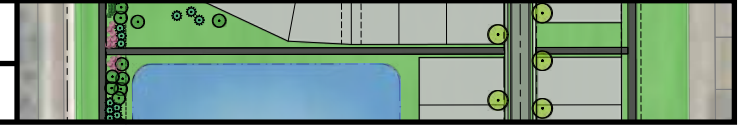
Project Number 2022.02089

LIGHTING
PLAN

EX 2

DATE: 8/4/2023
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 8/4/2023
PROJECT: 2022.02089
SHEET: 1 OF 1

FLAT FORK PUD



5' CONCRETE SIDEWALK:	9,4290 LF
10' ASPHALT TRAIL:	3,829 LF
12' ASPHALT TRAIL:	2,184 LF

 5' CONCRETE SIDEWALK
 10' ASPHALT PATH
 12' ASPHALT PATH



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96TH STREET AND
GEORGIA ROAD

Fishers, IN

ISSUANCE INDEX
DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

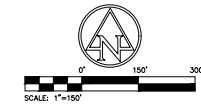
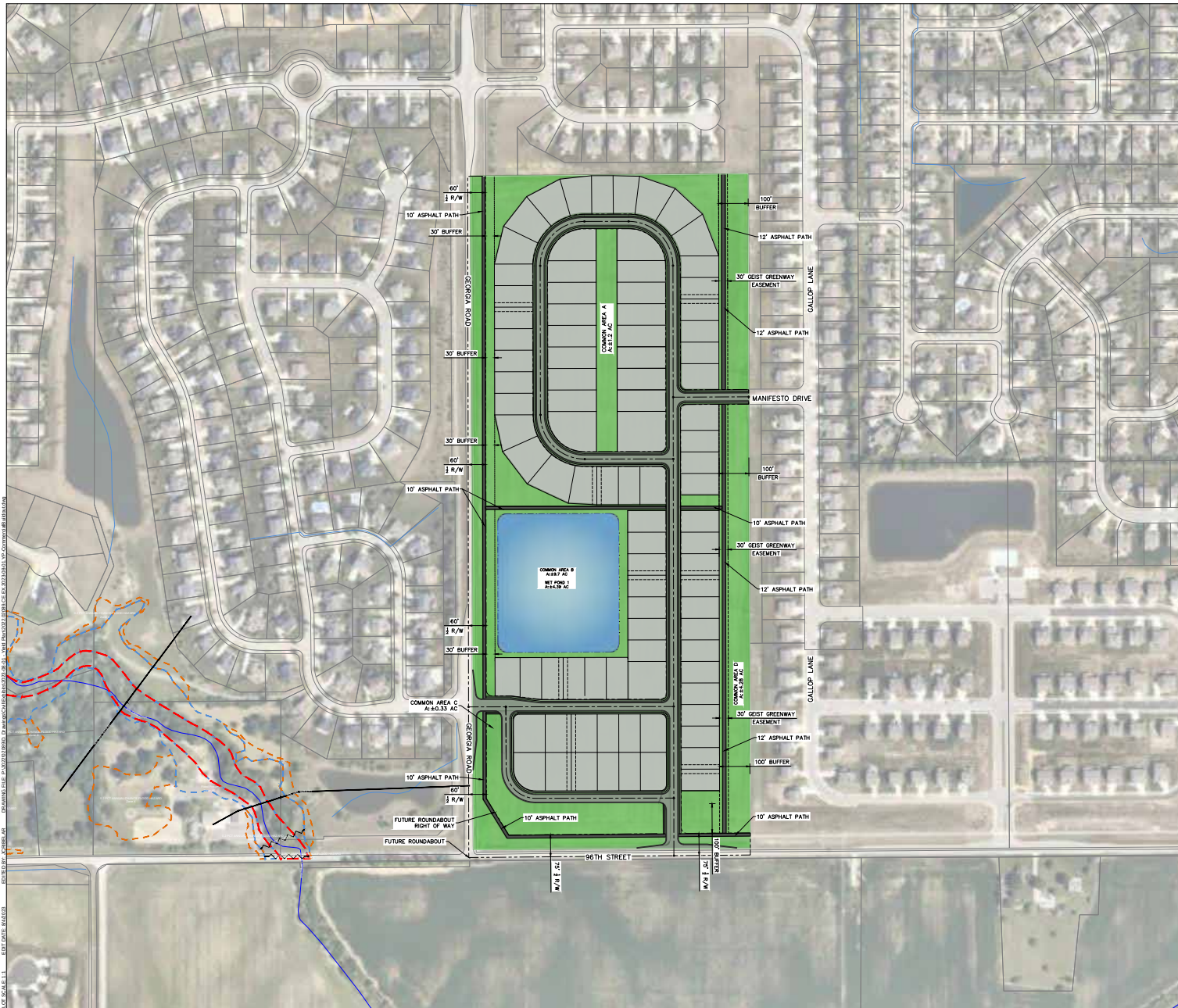
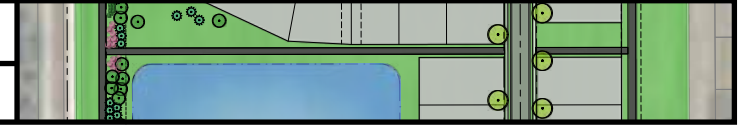
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Project Number	2022.02089
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EX 3

GEORGIA ROAD NEIGHBORHOOD, OPEN SPACE PLAN

FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±50.39 AC.
PUBLIC RIGHT-OF-WAY (R/W):	±9.79 AC. (19.5%)
COMMON AREA:	±15.48 AC. (30.7%)
WET POND AREA:	±4.39 AC. (8.7%)
TOTAL LOT AREA:	±22.71 AC. (45.0%)
TOTAL LOTS:	90



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RYAN HOMES WEST

96TH STREET AND
GEORGIA ROAD

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE

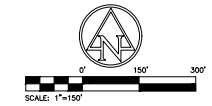
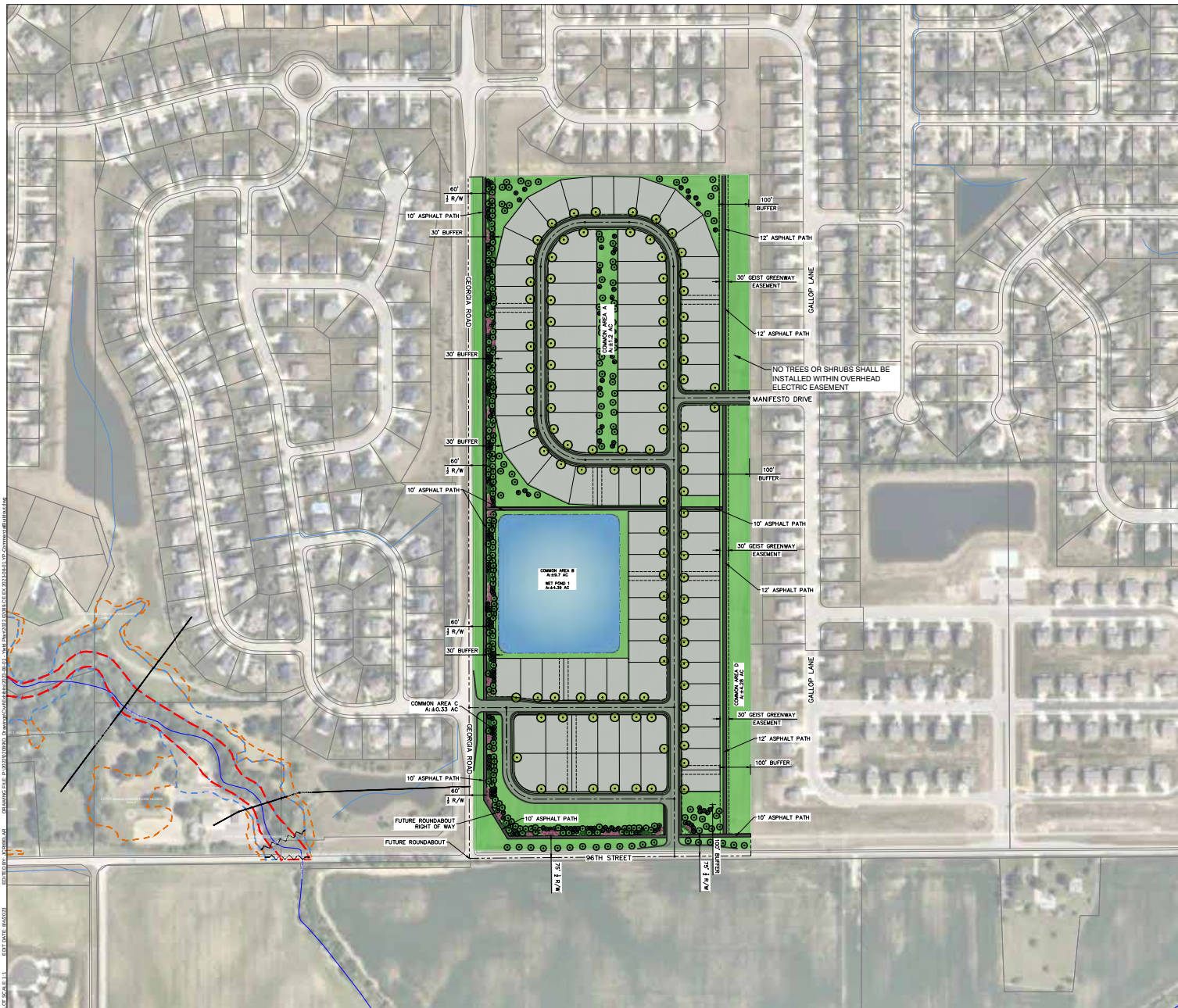
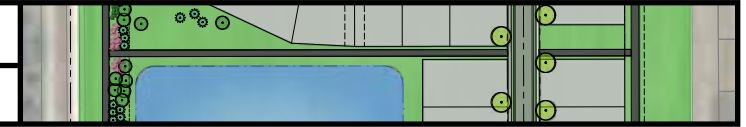
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Project Number	2022.02089
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OPEN SPACE PLAN

EX 4

FLAT FORK PUD



SITE ZONING:	PUD
GROSS AREA:	\$50.39 AC.
PUBLIC RIGHT-OF-WAY (R/W):	\$9.79 AC. (19.6%)
COMMON AREA:	\$15.48 AC. (30.7%)
NET POND AREA:	\$4.39 AC. (8.7%)
TOTAL LOT AREA:	\$22.71 AC. (45.6%)
TOTAL LOTS:	95
GROSS DENSITY (LOTS/GROSS AREA):	1.78
MIN. LOT AREA:	9,000 SF
MIN. LOT WIDTH/FRONTAGE:	73' / 50'
LOT DEPTH:	130'
MIN. FRONT YARD SETBACK:	20'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	5'
LOCAL ROAD LENGTH:	5,601 LF
10' ASPHALT PAV. LENGTH:	2,184 LF
10' ASPHALT PAV. LENGTH (ALONG FRONTAGES):	3,629 LF
TYP. R/W WIDTH:	50' (LOCAL ROAD) 100' (GEORGIA ROAD) 150' (96TH STREET)

STREET TREE

SHADE TREE

EVERGREEN TREE

EVERGREEN SHRUB

DECIDUOUS SHRUB



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www.studypoint.com

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE: _____

PROJECT PHASE:

CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number	2022.02
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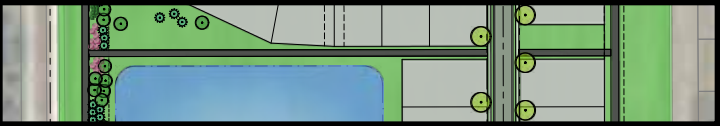
LANDSCAPE PLAN

FY 5

EX 5

Page 53

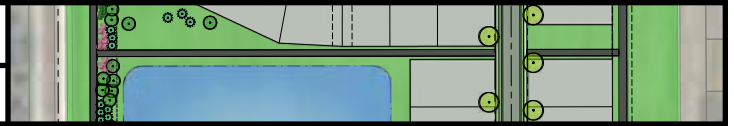
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ELEVATION L



ASHBROOKE



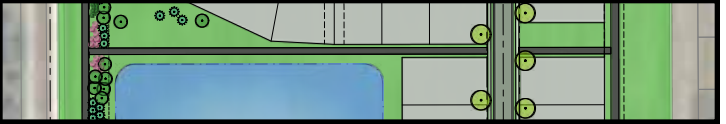
ELEVATION K



ELEVATION L



AVIANO



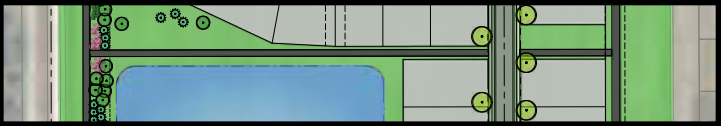
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ELEVATION L



CUMBERLAND



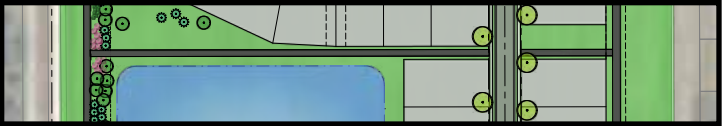
ELEVATION K



ELEVATION L



SAVANNAH

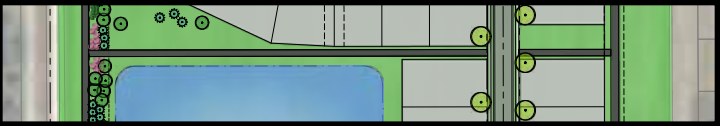


ELEVATION K



ELEVATION L





ELEVATION K



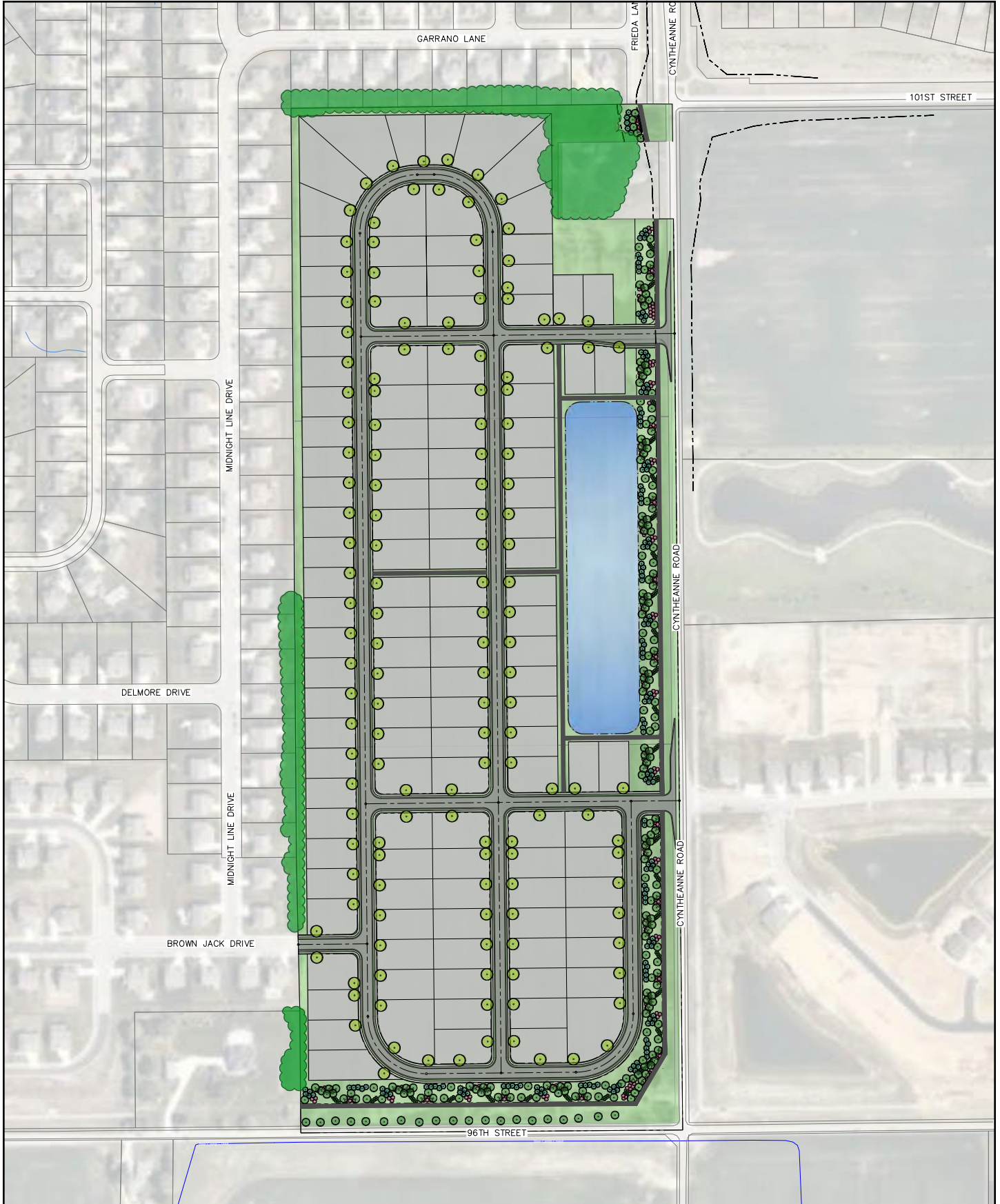
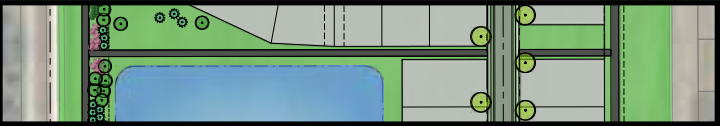
ELEVATION L



TAB 5

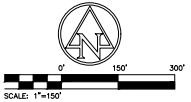
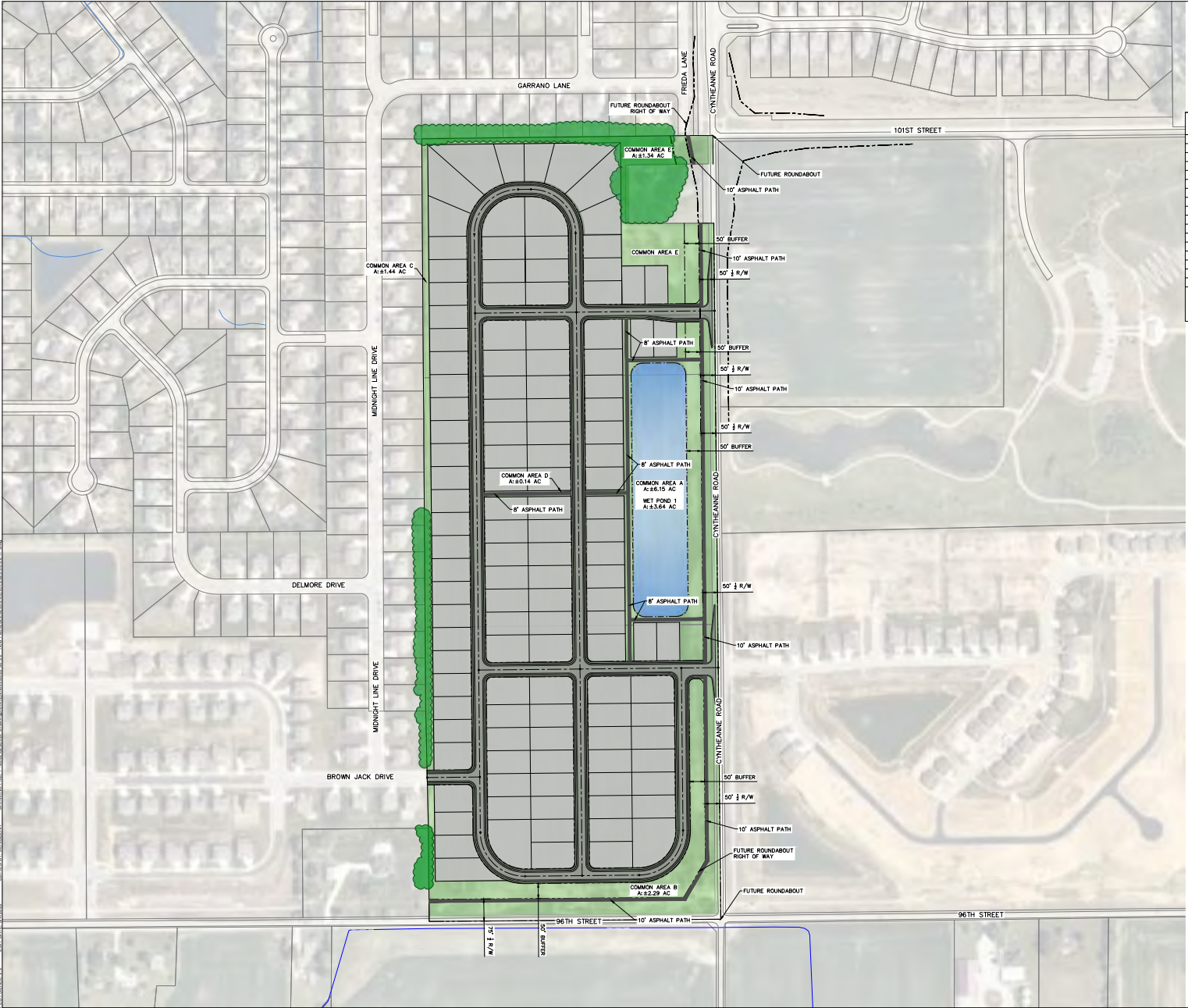
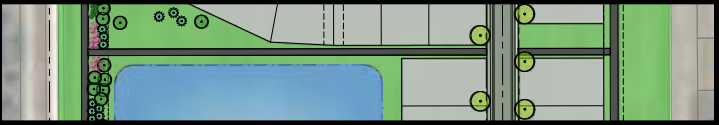
CYNTHEANNE ROAD NEIGHBORHOOD, SITE PLAN

FLAT FORK PUD



CYNTHEANNE ROAD NEIGHBORHOOD, YIELD PLAN

FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	R-2
GROSS AREA:	859.00 AC.
PUBLIC RIGHT-OF-WAY (R/W):	813.67 AC. (93.2%)
COMMON AREA:	811.36 AC. (94.5%)
WET POND AREA:	8.64 AC. (1.0%)
TOTAL WET POND AREA:	8.64 AC. (1.0%)
TOTAL LOT AREA:	833.92 AC. (97.1%)
TOTAL LOTS:	124
GROSS DENSITY (LOTS/GROSS AREA):	0.14
MIN. LOT AREA:	9,000 SF
MIN. (TYP.) LOT WIDTH/FRONTAGE:	75'/50' (75')
TYP. LOT DEPTH:	130'
MIN. FRONT YARD SETBACK:	20'
MIN. SIDE YARD SETBACK:	7.5'
MIN. REAR YARD SETBACK:	35'
LOCAL ROAD LENGTH:	8,071 LF
ASPHALT TRAIL:	5,295 LF
TYP. R/W WIDTH:	50' (LOCAL ROAD) 100' (CYNTHEANNE ROAD) 150' (MIDNIGHT LINE DRIVE) 100' (101ST STREET)



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www.structurepoint.com

RYAN HOMES EAST

96TH STREET AND
CYNTHEANNE ROAD
Fishers, IN

CERTIFIED BY

ISSUANCE INDEX		
DATE:		
8/4/2023		
PROJECT PHASE:		
CONCEPTUAL		

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

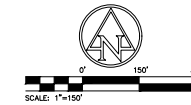
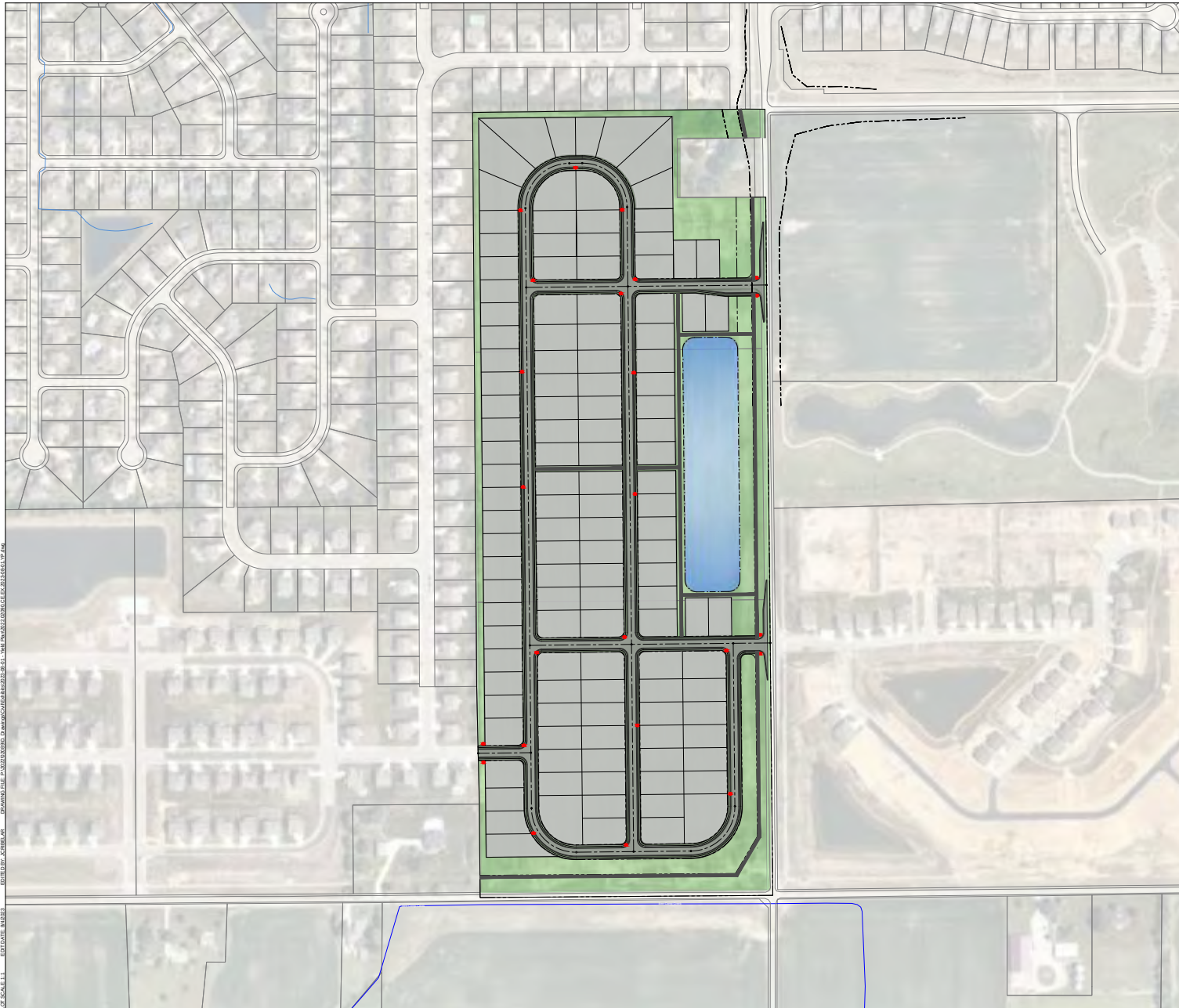
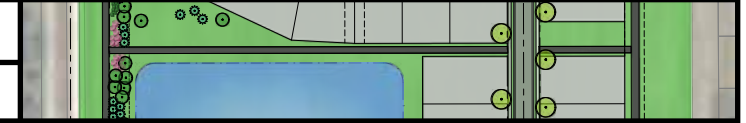
Project Number 2022.02090

YIELD PLAN

EX 1

CYNTHEANNE ROAD NEIGHBORHOOD, LIGHTING PLAN

FLAT FORK PUD



SITE LEGEND



LIGHT POLE



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Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:	8/4/2023
PROJECT PHASE:	CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2022.02090

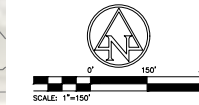
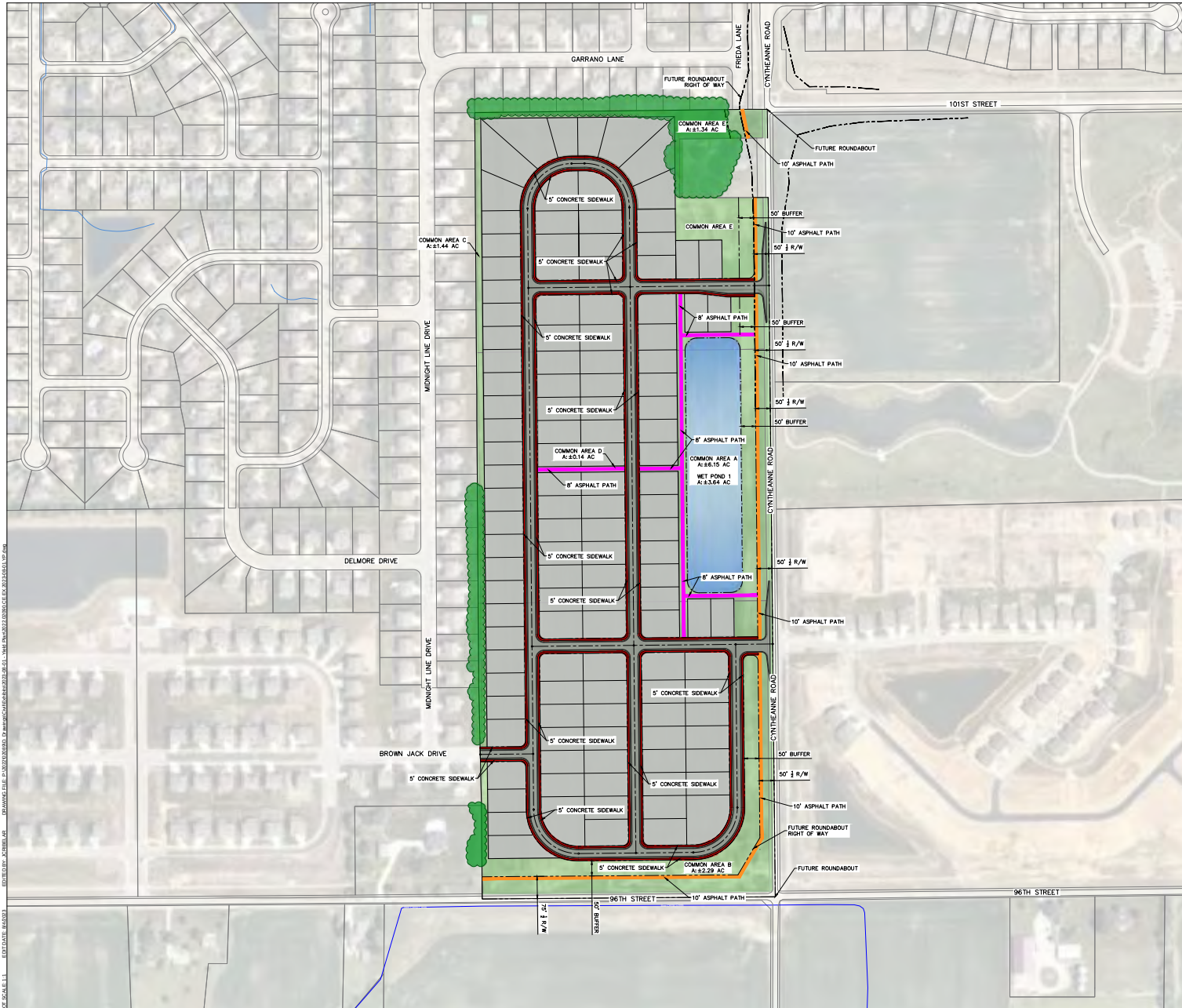
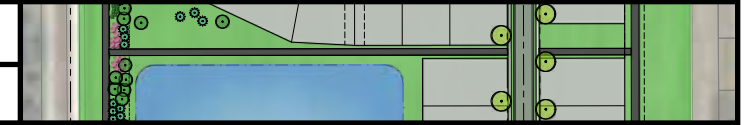
LIGHTING PLAN

EX 2

C:\Users\jdoyle\OneDrive\Documents\Projects\Flat Fork PUD\Lighting Plan\Lighting Plan.dwg
DATE: 8/4/2023
BY: jdoyle
C:\Users\jdoyle\OneDrive\Documents\Projects\Flat Fork PUD\Lighting Plan\Lighting Plan.dwg

CYNTHEANNE ROAD NEIGHBORHOOD, PEDESTRIAN PLAN

FLAT FORK PUD



SITE DATA TABLE

5' CONCRETE SIDEWALK:	14,745 LF
8' ASPHALT PATH:	2,098 LF
10' ASPHALT PATH:	3,197 LF

SITE LEGEND

—	5' CONCRETE SIDEWALK
—	8' ASPHALT PATH
—	10' ASPHALT PATH



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RYAN HOMES EAST

96TH STREET AND
CYNTHEANNE ROAD
Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:	8/4/2023
PROJECT PHASE:	CONCEPTUAL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2022.02090

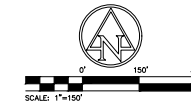
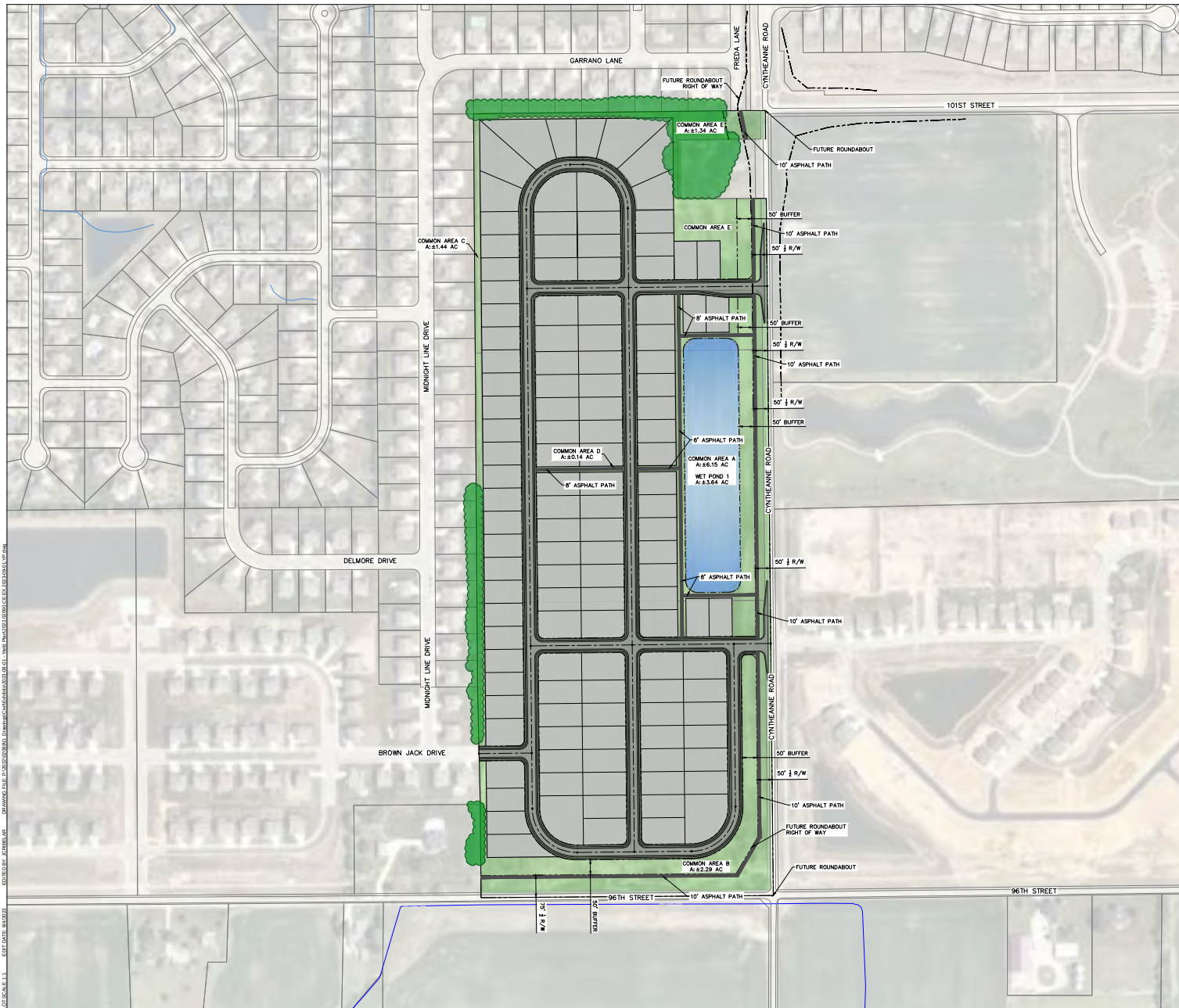
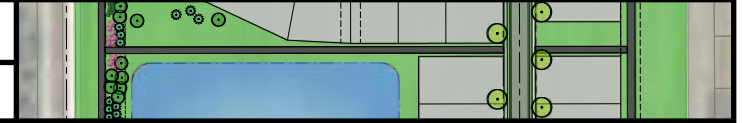
PEDESTRIAN PLAN

EX 3

C:\Users\jdoyle\OneDrive\Documents\Flat Fork PUD\96th Street and Cynthiaanne Road\96th Street and Cynthiaanne Road Pedestrian Plan.dwg
 8/4/2023 10:00 AM
 JDOYLE
 10/10/2023 10:00 AM
 JDOYLE

CYNTHEANNE ROAD NEIGHBORHOOD, OPEN SPACE PLAN

FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	R-2
GROSS AREA:	±59.00 AC.
PUBLIC RIGHT-OF-WAY (R/W):	±13.67 AC. (23.2%)
COMMON AREA:	±11.36 AC. (19.2%)
WET POND AREA:	±3.64 AC. (6.2%)
TOTAL BLOCK AREA:	±0.00 AC. (0.0%)
TOTAL LOT AREA:	±33.92 AC. (57.4%)



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RYAN HOMES EAST

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CYNTHEANNE ROAD

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE

[illegible]

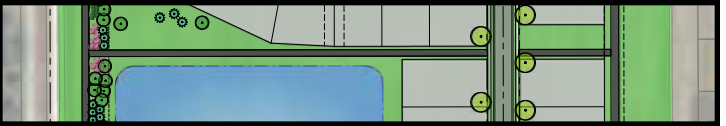
Project Number	2022.02090
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OPEN SPACE PLAN

EX 4

FLAT FORK PUD





ELEVATION K



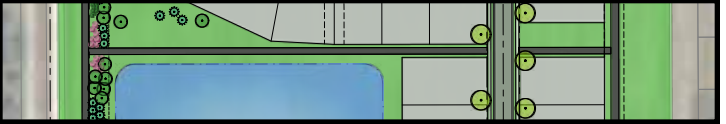
ELEVATION L



CORSICA

NORMANDY, ILLUSTRATIVE ARCHITECTURE

FLAT FORK PUD - CYNTHEANNE ROAD



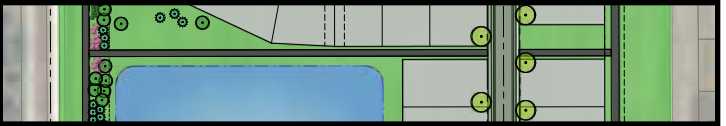
ELEVATION K



ELEVATION L



NORMANDY



ELEVATION K



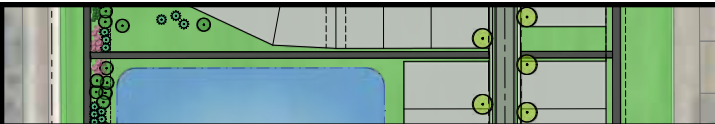
ELEVATION L



YORK

BEAR RUN, ILLUSTRATIVE ARCHITECTURE

FLAT FORK PUD - CYNTHEANNE ROAD

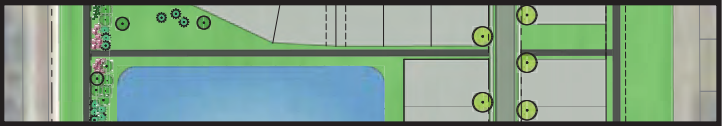


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ELEVATION L



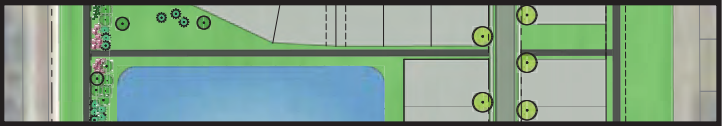


ELEVATION K



ELEVATION L





ELEVATION K

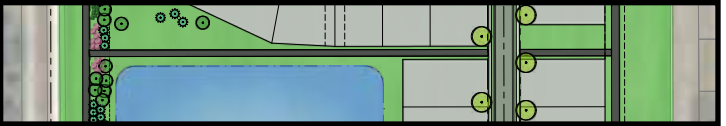


ELEVATION L



OAK PARK, ILLUSTRATIVE ARCHITECTURE

FLAT FORK PUD - CYNTHEANNE ROAD

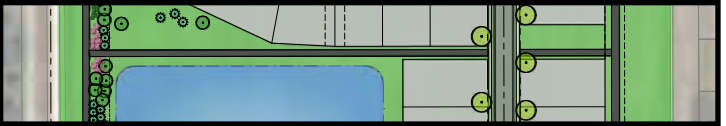


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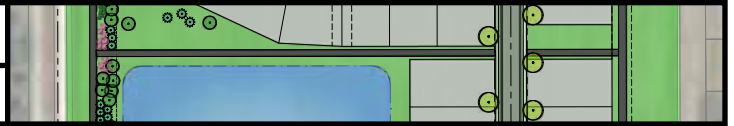


ELEVATION K



ELEVATION L





ELEVATION K



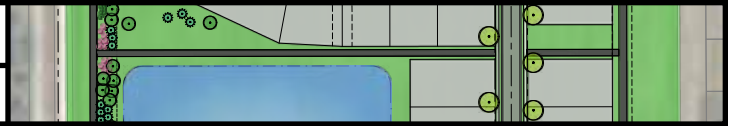
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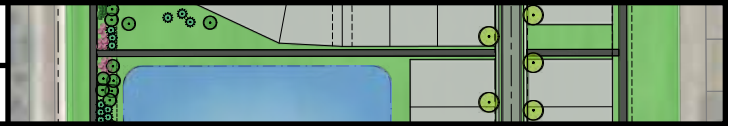
TAB 6

REAR COVERED PORCH PHOTOGRAPHS

FLAT FORK PUD



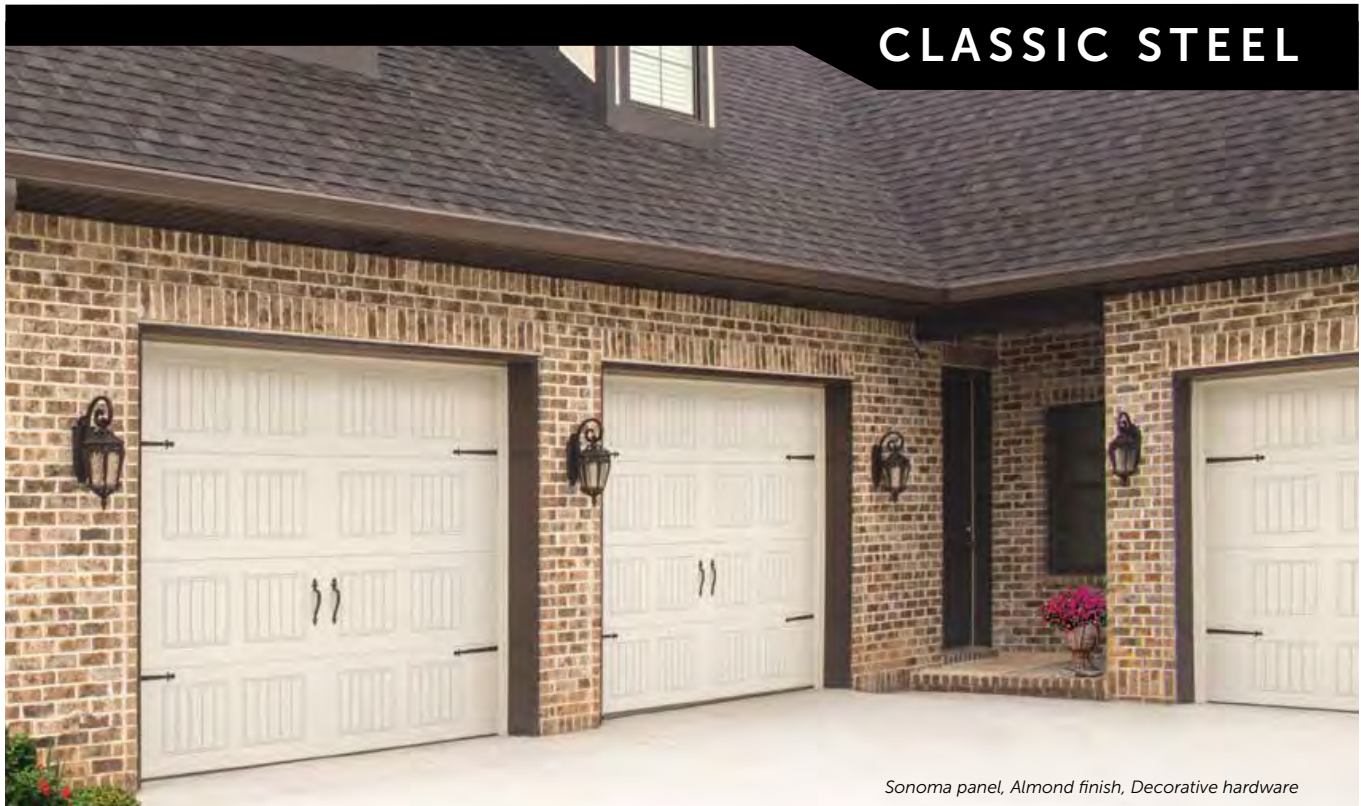
TAB 7



MODEL 5120

BUILDER

CLASSIC STEEL



Sonoma panel, Almond finish, Decorative hardware

DOOR FEATURES

Pinch-Resistant Panels

designed to push fingers out of harm's way.

3-layer construction

Model 5120 utilizes a ToughGard® backer.

Foamed-In-Place Polyurethane Insulation

provides thermal efficiency with an R-value* of 9.

Integral Struts

add rigidity and strength for long life and smooth operation.



High Cycle Spring Option

Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

TorqueMaster® Plus Counter Balance System

Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology.

Wind Load Options



Available with structural reinforcements for use in coastal or high wind region.

Limited Lifetime Warranty

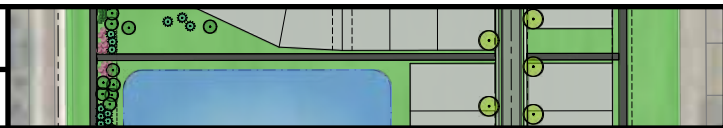


*Wayne Dalton uses a calculated door section R-value for our insulated doors.

The Builder Select Series

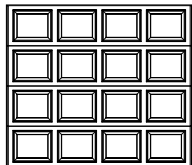
GARAGE DOOR EXHIBIT

FLAT FORK PUD

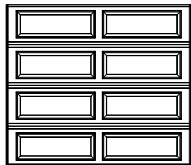


1 Choose Your Style

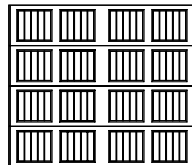
Doors shown are 8'x7'. Other sizes may have different panel configurations.



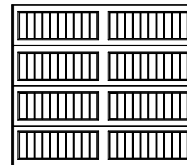
Colonial



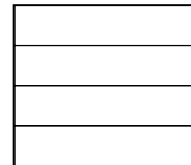
Ranch



Sonoma



Sonoma Ranch



Contemporary

2 Choose Your Color

Paint finishes



White



Almond



Desert Tan



Taupe



Gray



Green



Brown

3 Choose Your Windows

For Colonial and Contemporary Panels



Cascade I



Cascade II*



Cascade III*



Cathedral I



Cathedral II*



Clear I



Clear II*



Clear III*



Prairie I



Prairie II*



Sherwood I



Sherwood II*



Stockbridge*



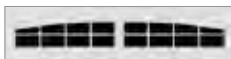
Stockton I



Stockton II*



Stockton III*



Arched Stockton*



Waterton I



Waterton II*



Waterton III*



Williamsburg I



Williamsburg II*

*Contemporary panel only

For Sonoma Panels



Cascade I



Cascade III



Cathedral I



Clear I



Clear III



Stockbridge



Stockton I



Stockton III



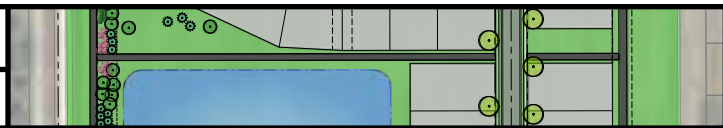
Arched Stockton



Waterton I

GARAGE DOOR EXHIBIT

FLAT FORK PUD



For Ranch Panels



Cascade II



Cathedral II



Clear II



Prairie II



Sherwood II



Stockbridge



Stockton II



Arched Stockton



Waterton II



Williamsburg II

For Sonoma Ranch



Ashton IV



Cathedral IV



Cascade IV



Clear IV



Ruston IV



Sherwood IV



Stockbridge IV (3-Lite)



Stockbridge IV (4-Lite)



Stockford IV



Stockton IV (4-Lite)



Stockton IV (6-Lite)



Stockton IV (8-Lite)



Stockton IV (8-Lite Arched)



Stockton IV (12-Lite)



Arched Stockton IV



Waterton IV



Williamsburg IV



Williamsburg IV Single Arch, Double Car



Wyndbridge IV

Not all windows available in all areas. Windows shown are typical of an 8' wide door and placement may vary by panel design.

The following windows are available for double car doors



Arched Stockton Double



Arched Stockton Single

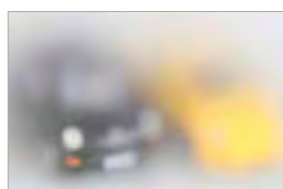
Glass Options



Clear



Gray Tinted



Satin Etched Privacy



Obscure

4 Choose Your Decorative Hardware



Arrow



Aspen



Barcelona



Bean



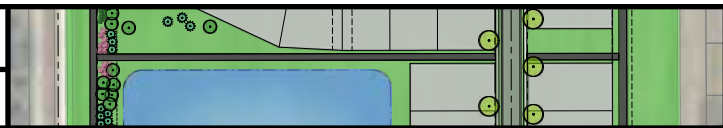
Conifer



Fleur De Lis



Spear



Colonial panel, White finish, Clear I windows

Builder Solutions from Wayne Dalton

We have developed the entire Wayne Dalton Builder Solutions System to make it easier for you to add value and enhance the market appeal of your homes. By offering beautiful garage doors, smart garage door openers, and storm protection, Wayne Dalton supplies a system of products that differentiate homes.

Our innovative products are designed to be the safest, most durable, beautiful, and best engineered in the industry.

Wayne Dalton
GARAGE DOORS

2501 S. State Hwy. 121 Bus., Ste 200
Lewisville, TX 75067

wayne-dalton.com



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© 2022 Wayne Dalton, a Division of Overhead Door Corporation. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation. Item 321798 08/22

TAB 8

ORDINANCE NO. 041723C

ORDINANCE NO. 041723C

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 109.15 +/- ACRES FROM R2 TO PUD-R FOR A PROJECT KNOWN AS FLAT FORK 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-23-3 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its October 4, 2023 meeting sent a _____ recommendation to the Common Council by a vote of _____ () in favor and _____ () 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-R.

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 _____ day of _____, 2023.

ORDINANCE NO. 041723C

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

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance 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

ORDINANCE NO. 041723C

"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

ORDINANCE NO. 041723C**Exhibit A – Real Estate Description and Depiction****GEORGIA ROAD SITE, REZONE DESCRIPTION**

A part of the Southwest Quarter of Section 7, Township 17 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point South 89 degrees 31 minutes 27 seconds West 375.80 feet of the Southeast corner of said Southwest Quarter Section to the centerline of an Electric Line Easement as recorded in Deed Record 183, pages 45-46, in the Office of the Recorder of Hamilton County, Indiana, being the point of beginning of this description; thence along the centerline of said Electric Line Easement by the next three (3) courses: 1) North 00 degrees 11 minutes 03 seconds West 824.19 feet; 2) North 00 degrees 09 minutes 08 seconds West 815.70 feet; 3) North 00 degrees 08 minutes 50 seconds West 666.84 feet; thence South 89 degrees 31 minutes 27 seconds West parallel to the South line of said Quarter Section a distance of 948.68 feet to the West line of the East Half of said Quarter Section; thence South 00 degrees 16 minutes 36 seconds East to the South line of said Quarter Section a distance of 2,307.09 feet; thence North 89 degrees 31 minutes 27 seconds East along the South line of said Quarter Section a distance of 944.06 feet to the point of beginning, containing 50.105 acres, more or less.

CYNTHEANNE ROAD SITE, REZONE DESCRIPTION (WITH OVERLAP)

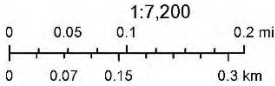
Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 33 minutes 20 seconds East 100.00 feet along the east line of said Southeast Quarter (the bearings in this description are based on a survey prepared by Curtis C. Huff, recorded as Instrument Number 200500063272 in the Office of the Recorder of Hamilton County, Indiana) to the northeast corner of Heritage Minor Subdivision, per plat thereof, recorded as Instrument Number 9609624712 in the Office of said Recorder, the following three (3) courses are along the north, west and south lines of said plat; 1)thence South 89 degrees 17 minutes 46 seconds West 300.00 feet; 2)thence South 00 degrees 33 minutes 20 seconds East 200.00 feet; 3)thence North 89 degrees 17 minutes 46 seconds East 300.00 feet to the east line of said Southeast Quarter, the following two (2) courses are along the east and south lines thereof; 1)thence South 00 degrees 33 minutes 20 seconds East 2,357.19 feet to the southeast corner of said Southeast Quarter; 2)thence South 89 degrees 33 minutes 28 seconds West 994.88 feet to the southwest corner of Overlap Tract No. 1 as described on said survey; thence North 00 degrees 24 minutes 15 seconds West 2,652.67 feet along the west line of said Overlap Tract No. 1 and the east lines of Tracts "B", "C" and "D" as shown on said survey to the north line of said Southeast Quarter; thence North 89 degrees 17 minutes 46 seconds East 987.87 feet along said north line to the POINT OF BEGINNING. Containing 59.045 acres, more or less.

ORDINANCE NO. 041723C



- County Boundary
- Real Estate



ORDINANCE NO. 041723C



ORDINANCE NO. 041723C**A. Declaration, Purpose and Intent, Applicability, and Allowed Uses****1. Declaration**

- a. Ordinance No. 041723C (this "Ordinance")
- b. Adopted: October 9, 2023

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 – Residential District (PUD-R) and shall hereafter be known as the "Flat Fork 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 *R5 Residential 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 *R5 Residential District* shall be permitted in the residential areas.

B. Concept Plans

The Concept Plans, attached hereto as Exhibit B.2, are hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plans 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 Plans (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 Flat Fork 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.

ORDINANCE NO. 041723C**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. The total maximum number of lots within the Flat Fork PUD shall not exceed 225 lots.

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

b. Article 3.2. Residential Districts: Shall apply, except as modified below:

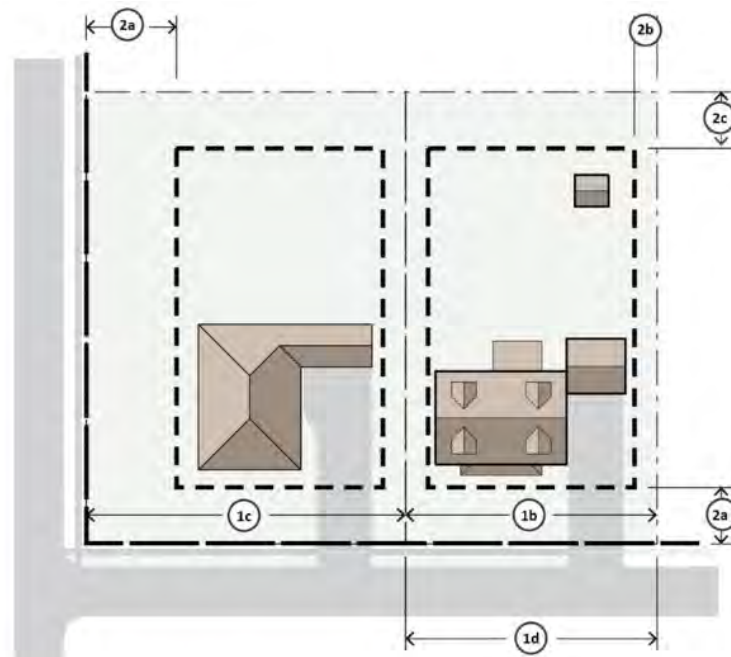
(1) *Sec. 3.2.6. R5 Residential District:* Shall not apply; instead, the following shall apply:

Development Standards for the western PUD portion along Georgia Road

1. Minimum Lot Dimensions	
1a. Lot area	9,490 sf
1b. Lot width at building line – standard	73'
1c. Lot width at building line – corner	73'
1d. Lot frontage	50'
2. Minimum Building Setbacks	
2a. Front – local street / other street type	20' / 40'
2b. Side, primary structure	5'
2c. Rear, primary structure	35'
2d. Side, Aggregate	10'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,500 sf
4b. Living unit area, 2-story (min)	1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	50%
5c. Alternative Standards	<i>Sec. 8.4.7. Conservation Development</i>
5d. Total structures per lot	<i>Sec. 6.8.1G. Structures Per Lot</i>
6. Maximum Lots Permitted	
6a. Maximum number of lots	95

ORDINANCE NO. 041723C**Development Standards for the eastern PUD portion along Cyntheanne Road**

1. Minimum Lot Dimensions	
1a. Lot area	9,490 sf
1b. Lot width at building line – standard	73'
1c. Lot width at building line – corner	73'
1d. Lot frontage	50'
2. Minimum Building Setbacks	
2a. Front – local street / other street type	20' / 40'
2b. Side, primary structure	7.5'
2c. Rear, primary structure	35'
2d. Side, Aggregate	15'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,500 sf
4b. Living unit area, 2-story (min)	1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	50%
5c. Alternative Standards	Sec. 8.4.7. Conservation Development
5d. Total structures per lot	Sec. 6.8.1G. Structures Per Lot
6. Maximum Lots Permitted	
6a. Maximum number of lots	130



c. Article 3.3. Nonresidential Districts: Shall not apply.

d. Article 3.4. Other Districts: Shall apply.

ORDINANCE NO. 041723C**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 residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.

(i)

Residential Cohesive Design
a. Buildings must orient, frame, and/or face direct pedestrian views.
b. Design and orient buildings not to impede access. The building should enhance the appeal of open space and pedestrian environments.
c. Incorporate architectural features on all sides of a building façade facing a Public View.
d. Provide for wayfinding signage and create a unique identity for each building or community, by incorporating complimentary variation in design.
e. Ensure that no two (2) buildings viewed from a Public View are alike, by varying at least two (2) of the following for each building: roof pitches, material types, color packages, structure orientation, or incorporate other unique and identifiable architectural or landscape element. See also <i>Sec. 8.2.2. Anti-Monotony Standards</i> .

Residential Building Form
a. Incorporate at least two (2) types of modulation in the façade plane, including, but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass.
b. Façades equal to or longer than 20' facing a Public View shall provide a minimum total modulation area of 20% of the horizontal wall span, with a minimum vertical height of at least 3' tall. Porches and balconies, at least 4' in depth may count toward this requirement.
c. Modulation for qualifying projections, pop outs, bays, recesses, and varied setbacks, must be a minimum depth of 12" from the primary façade plane. A minimum 50% of total modulation must be visible over permanent barriers, such as berms and fencing, from described areas.

ORDINANCE NO. 041723C**Residential Building Form**

- d. On front façades, residential dwellings shall use any combination of allowed material type, color variation, banding, stringcourse, or modulation to clearly distinguish between the ground level and upper stories.
- e. Incorporate visually heavier and more massive elements or materials, such as stone or masonry, primarily at the base of the buildings. Lighter elements and materials, such as siding, shall be above the heavier or more massive elements. This excludes columns, supports, modulated walls, architectural features, and roof elements.
- f. Second-story residential façades may not extend to the front face without additional façade modulation or additional material types and architectural accents.
- g. Residential buildings with attached units must articulate the design to differentiate façades of individual units or groups of units. Must consistently incorporate any two (2) of the following: modulation, material, or color variation.

Roof Standards

- a. Align and correlate roof forms including elements over porches and entries, with the overall building design and use of materials. Examples include but are not limited to: continuation of roof forms with vertical elements such as columns, piers, and pilasters, or accenting gable type façades with rafters, corbels, or distinct material variations from other wall planes
- b. Sloped roofs shall have a significant pitch, to be no less than 5/12.
- c. Provide variations in roof profile including but not limited at least two (2) of the following: two (2) or more visible roof planes; dormers, lookout, turret, or cornice work such as corbels, spaced consistently along the façade plane.
- d. Quality roof materials such as tile, slate, cedar shake with fire protection, 30-year asphalt shingles, dimensional asphalt or fiberglass shingles, high-quality standing seam metal roofing, or high-quality metal shingle roofing shall be used on all structures. All metal roofing shall be low-gloss and a base color.
- e. All residential dwellings shall have eaves or overhangs a minimum of eleven (11) inches deep on the main roof. Depth shall be determined prior to the installation of the masonry. This shall not apply to front porches or dormers.

Automobile Storage Standards

- a. Front loaded garages must have a minimum of a 20' setback from a sidewalk or trail.
- b. Garage door area may not exceed 60% of the front façade of a building.
- c. Every two (2) bays (not more than 25' wide) shall have a separate door, and shall have a 2' plane separation from adjacent door(s).
- d. Decorative garage doors are required for front-loaded and side-loaded garages.
- e. Carports must be attached to primary structure.
- f. Detached garages and carports (multi-family only) must be designed in keeping with the primary structure and must utilize the same materials and color.
- g. Each garage door shall include a decorative design substantially similar in quality and character to the garage doors shown in the Garage Door Exhibit, attached hereto as **Exhibit B.4**.

ORDINANCE NO. 041723C

Architectural Elements	
a.	Provide detailing that transition or frame the façade material changes, and that integrate architectural elements such as lighting, doorways, and windows. Examples include but are not limited to: cornices, decorative caps on brick or stone, decorative lintels, porch railing, transom light, and shutters.
b.	Windows must be provided to allow views to exterior activity areas or vistas, and must be provided on any façade facing a pedestrian or common area used for children's recreation.
c.	Anchor windows and other portals into building wall planes by integrating proportional detailing such as trim, lintels, shutters, railing, and ledges that match the building design for the façade of a building faces an entrance to an adjacent building, roadway, common area, or any viewable public area.
d.	Primary building entries must be clearly defined using a combination of architectural elements, materials, or façade modulation meeting other architectural standards in this Article.
e.	External stairwells must be integrated with the building design and provide residents protection from inclement weather. Use materials, modulation, and architectural elements which relate to and support other standards.
f.	Mechanical and utility equipment shall comply with <i>Sec. 6.2.6. Mechanical & Utility Equipment</i> .

Materials	
a.	Residential Dwellings shall distinguish field materials from accent materials through pattern, texture, or additional detail visible from front facade. Alternate masonry or material courses may count toward this.
b.	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
c.	Use a cohesive color scheme featuring a minimum of two (2) field colors, a trim color, and an accent color or material. Garage door colors must coincide with this scheme or other accents.
d.	Masonry as a qualifying accent material must be applied to 50% of the available wall length at a minimum height of 24" (excluding garage openings).
e.	Use of neon, or extremely bright colors that can be distracting and may cause a visual nuisance shall not be used as a primary color.
f.	Unfinished or manufactured color smooth face block, untextured concrete panels, and prefabricated steel panels are prohibited as a building façade finish, except an accent or secondary field material
g.	The use of vinyl on single-family is allowed with the following standards: Shall be .052 gauge; decorative entryway with a 12" min. wide door trim; 30% masonry at the water table line as a secondary material; must include at least two (2) other architectural elements, including but limited to, cornices, corbels, columns, window shutters, gable vents, etc.; and must comply with all other standards in this Article.

- (2) All lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.5**, shall incorporate at least one (1) of the following features: (i) a rear covered porch; (ii) a rear covered patio; (iii) a rear morning room; (iv) a rear pergola; (v) a brick or stone wrap wainscot on all elevations up to the sill of the lowest first floor window; or (vi) any other rear façade extension.

ORDINANCE NO. 041723C

- 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, except as modified below:
 - (1) The required landscaping in all common areas/open spaces shall be native species selected from the City of Fishers Planting Guide list of Approved Species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. This shall not apply to foundation plantings nor other on-lot landscaping. However, the initial install of street trees planted in the front yard, foundation plantings, and other plantings on individual home lots shall be required to be native species. Non-native species may be installed with prior approval by City staff.
 - (2) Varying species of plantings shall be used to protect against pest and disease. No more than thirty percent (30%) of total plant material may be of one species.
 - (3) *Subsection 6.7.5.B. Lot & Foundation Plantings; Foundation Planting:* Shall apply, except B.2 shall be capped at a maximum requirement of 12 shrubs or ornamental trees per residential building.
- h. **Article 6.8. Lot Standards:** Shall apply, except as modified by this Ordinance.
- 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, except as modified by this Ordinance.
- 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, except as modified by this Ordinance.

- a. **Article 8.1. General Provisions:** Shall apply.
- b. **Article 8.2. Block, Lot & Access Standards:** Shall apply, except as modified below:
 - (1) *Subsection 8.2.2.C.1. Anti-Monotony; Anti-monotony Code; Front Façade:* Shall not apply. Instead, the following shall apply: Front façades on the same building model shall not be duplicated for two (2) lots on each side of the subject lot on the same side of the street. Also, front façades for the same building model may not be duplicated for five (5) lots across the street from the subject lot.
 - (2) *Subsection 8.2.5.B. Subdivision Access; Entrance Design:* Shall apply, except entrance shall be a minimum of 40 feet wide to provide one 16 feet wide inbound lane and two 12 feet wide outbound lanes extending at least 60 feet from the perimeter street's right-of-way line at the primary entrance to the subdivision.

ORDINANCE NO. 041723C

(3) *Subsection 8.2.6. Pedestrian Network*: Shall apply, except that the location and width of sidewalks and paths shall be installed as generally shown on the Pedestrian Connectivity Exhibits, attached hereto as **Exhibit B.6**, or as otherwise approved by the City's Engineering Department.

c. Article 8.3. Street & Alley Standards: Shall apply.

d. Article 8.4. Open Space, Common Area & Amenity Standards: Shall apply, except as modified below

(1) Open Space shall be installed as generally shown on the Concept Plans and Pedestrian Connectivity Exhibits.

(2) As part of the secondary plat, the developer shall dedicate a thirty (30) foot public trail easement in the area generally identified on the Pedestrian Connectivity Exhibits (**Exhibit B.6**) as "Geist Greenway Easement".

(3) Plantings shall not be required within the Geist Greenway Easement.

e. Article 8.5. Other Design Standards: Shall apply, except as modified below:

(1) The detention pond may have natural pond edges provided it meets all other design standards.

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. Sustainability Standards

The following sustainability standard shall apply:

- a.** Rain barrels shall be permitted to be connected to the roof downspouts
- b.** Renewable energy, such as solar panels, shall be permitted subject to standards of the UDO.

14. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

15. Low Maintenance Community (Georgia Road Site only)

The regular care and maintenance of the landscaping and lawns located within the portion of each single-family residential lot within the Georgia Road site development shall be the responsibility of the Homeowners Association to be formed for the residential development proposed for the Georgia Road site (the "HOA"). Such care and maintenance shall include specific services defined in the HOA documents, including but not limited to, lawn cutting, snow removal, and weed control within the development.

(Remainder of page intentionally left blank.)

ORDINANCE NO. 041723C**Exhibit B.1 – Real Estate Description and Depiction****GEORGIA ROAD SITE, REZONE DESCRIPTION**

A part of the Southwest Quarter of Section 7, Township 17 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point South 89 degrees 31 minutes 27 seconds West 375.80 feet of the Southeast corner of said Southwest Quarter Section to the centerline of an Electric Line Easement as recorded in Deed Record 183, pages 45-46, in the Office of the Recorder of Hamilton County, Indiana, being the point of beginning of this description; thence along the centerline of said Electric Line Easement by the next three (3) courses: 1) North 00 degrees 11 minutes 03 seconds West 824.19 feet; 2) North 00 degrees 09 minutes 08 seconds West 815.70 feet; 3) North 00 degrees 08 minutes 50 seconds West 666.84 feet; thence South 89 degrees 31 minutes 27 seconds West parallel to the South line of said Quarter Section a distance of 948.68 feet to the West line of the East Half of said Quarter Section; thence South 00 degrees 16 minutes 36 seconds East to the South line of said Quarter Section a distance of 2,307.09 feet; thence North 89 degrees 31 minutes 27 seconds East along the South line of said Quarter Section a distance of 944.06 feet to the point of beginning, containing 50.105 acres, more or less.

CYNTHEANNE ROAD SITE, REZONE DESCRIPTION (WITH OVERLAP)

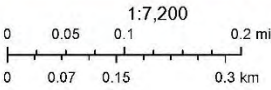
Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 33 minutes 20 seconds East 100.00 feet along the east line of said Southeast Quarter (the bearings in this description are based on a survey prepared by Curtis C. Huff, recorded as Instrument Number 200500063272 in the Office of the Recorder of Hamilton County, Indiana) to the northeast corner of Heritage Minor Subdivision, per plat thereof, recorded as Instrument Number 9609624712 in the Office of said Recorder, the following three (3) courses are along the north, west and south lines of said plat; 1)thence South 89 degrees 17 minutes 46 seconds West 300.00 feet; 2)thence South 00 degrees 33 minutes 20 seconds East 200.00 feet; 3)thence North 89 degrees 17 minutes 46 seconds East 300.00 feet to the east line of said Southeast Quarter, the following two (2) courses are along the east and south lines thereof; 1)thence South 00 degrees 33 minutes 20 seconds East 2,357.19 feet to the southeast corner of said Southeast Quarter; 2)thence South 89 degrees 33 minutes 28 seconds West 994.88 feet to the southwest corner of Overlap Tract No. 1 as described on said survey; thence North 00 degrees 24 minutes 15 seconds West 2,652.67 feet along the west line of said Overlap Tract No. 1 and the east lines of Tracts "B", "C" and "D" as shown on said survey to the north line of said Southeast Quarter; thence North 89 degrees 17 minutes 46 seconds East 987.87 feet along said north line to the POINT OF BEGINNING. Containing 59.045 acres, more or less.

ORDINANCE NO. 041723C



- County Boundary
- Real Estate



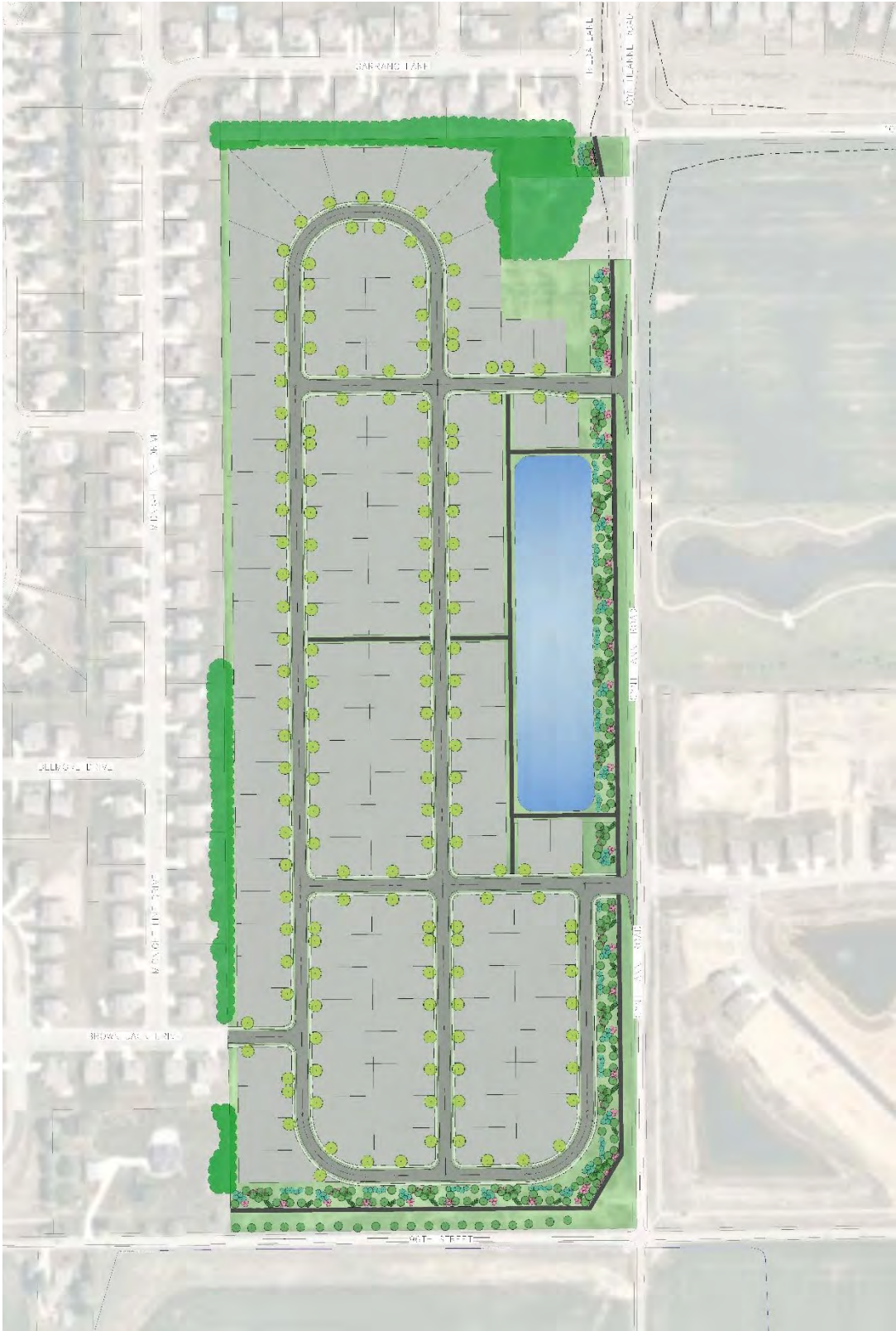
ORDINANCE NO. 041723C
Exhibit B.2 – Concept Plans



ORDINANCE NO. 041723C

Exhibit B.2, continued – Concept Plans

ORDINANCE NO. 041723C



ORDINANCE NO. 041723C
Exhibit B.3 – Illustrative Architectural Exhibit



ORDINANCE NO. 041723C
Exhibit B.3, continued – Illustrative Architectural Exhibit



ORDINANCE NO. 041723C

Exhibit B.4 – Garage Door Exhibit

ORDINANCE NO. 041723C



MODEL

5120

BUILDER

CLASSIC STEEL



Sonoma panel, Almond finish, Decorative hardware

DOOR FEATURES

Pinch-Resistant Panels

designed to push fingers out of harm's way.

3-layer construction

Model 5120 utilizes a ToughGard® backer.

Foamed-In-Place Polyurethane Insulation

provides thermal efficiency with an R-value* of 9.

Integral Struts

add rigidity and strength for long life and smooth operation.



High Cycle Spring Option

Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

TorqueMaster® Plus Counter Balance System

Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology.

Wind Load Options



Available with structural reinforcements for use in coastal or high wind region.

Limited Lifetime Warranty



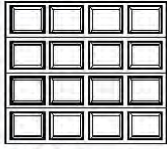
*Wayne Dalton uses a calculated door section R-value for our insulated doors.

The Builder Select Series

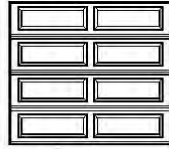
Exhibit B.4, continued – Garage Door Exhibit

ORDINANCE NO. 041723C**1 Choose Your Style**

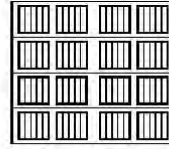
Doors shown are 8'x7'. Other sizes may have different panel configurations.



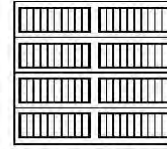
Colonial



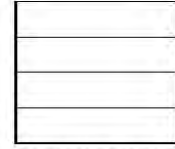
Ranch



Sonoma



Sonoma Ranch



Contemporary

2 Choose Your Color**Paint finishes**

White



Almond



Desert Tan



Taupe



Gray



Green



Brown

3 Choose Your Windows**For Colonial and Contemporary Panels**

Cascade I



Cascade II*



Cascade III*



Cathedral I



Cathedral II*



Clear I



Clear II*



Clear III*



Prairie I



Prairie II*



Sherwood I



Sherwood II*



Stockbridge*



Stockton I



Stockton II*



Stockton III*



Arched Stockton*



Waterton I



Waterton II*



Waterton III*



Williamsburg I



Williamsburg II*

*Contemporary panel only

For Sonoma Panels

Cascade I



Cascade III



Cathedral I



Clear I



Clear III



Stockbridge



Stockton I



Stockton III



Arched Stockton



Waterton I



Waterton III

ORDINANCE NO. 041723C

Exhibit B.4, continued – Garage Door Exhibit

For Ranch Panels



Cascade II



Cathedral II



Clear II



Prairie II



Sherwood II



Stockbridge



Stockton II



Arched Stockton



Waterton II



Williamsburg II

For Sonoma Ranch



Ashton IV



Cathedral IV



Cascade IV



Clear IV



Ruston IV



Sherwood IV



Stockbridge IV (3-Lite)



Stockbridge IV (4-Lite)



Stockford IV



Stockton IV (4-Lite)



Stockton IV (6-Lite)



Stockton IV (8-Lite)



Stockton IV (8-Lite Arched)



Stockton IV (12-Lite)



Arched Stockton IV



Waterton IV



Williamsburg IV



Williamsburg IV Single Arch, Double Car



Wyndbridge IV

Not all windows available in all areas. Windows shown are typical of an 8' wide door and placement may vary by panel design.

The following windows are available for double car doors



Arched Stockton Double



Arched Stockton Single

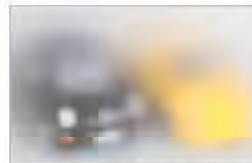
Glass Options



Clear



Gray Tinted



Satin Etched Privacy



Obscure

4 Choose Your Decorative Hardware



Arrow



Aspen



Barcelona



Bean



Conifer



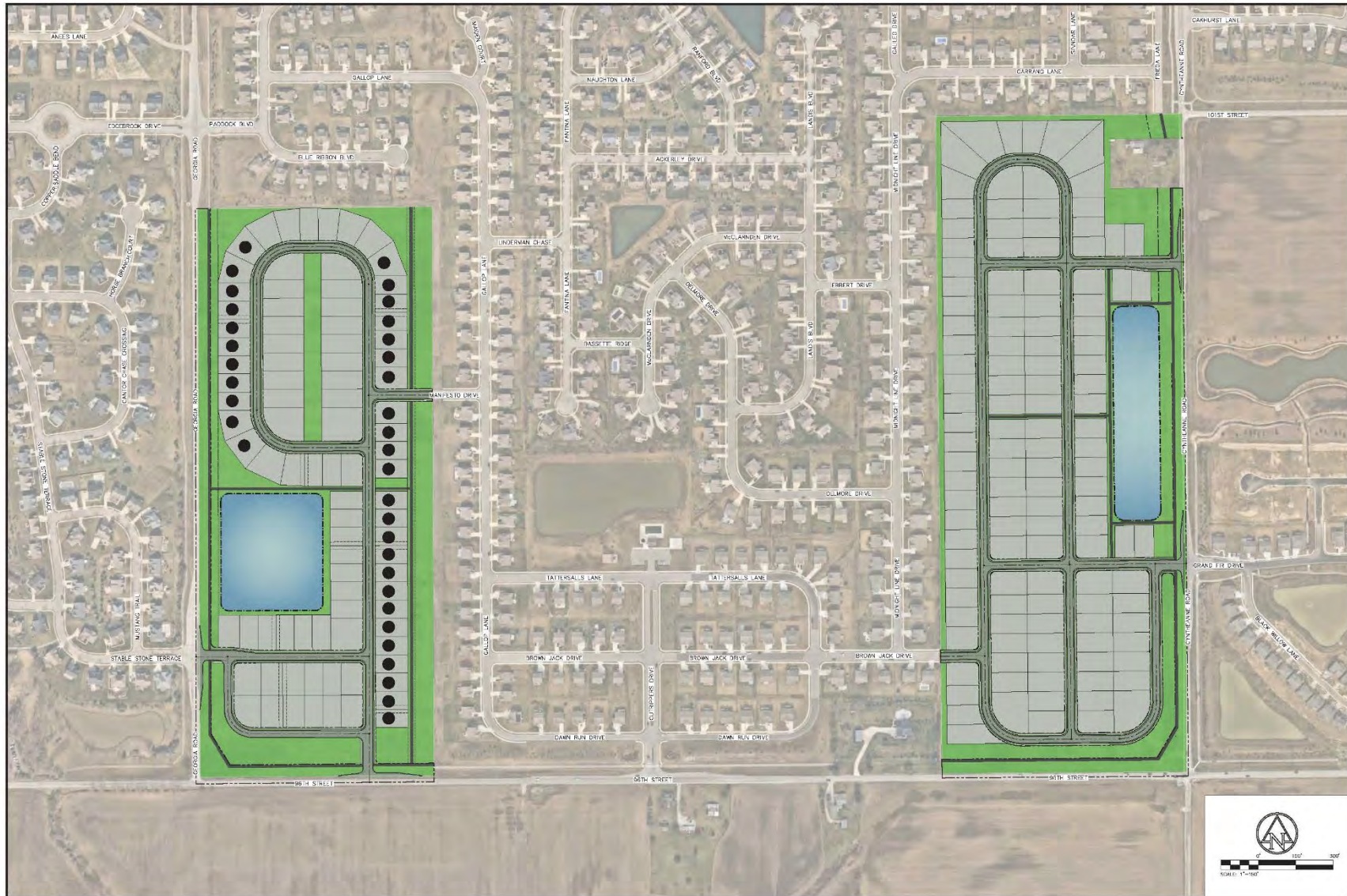
Fleur De Lis



Spear

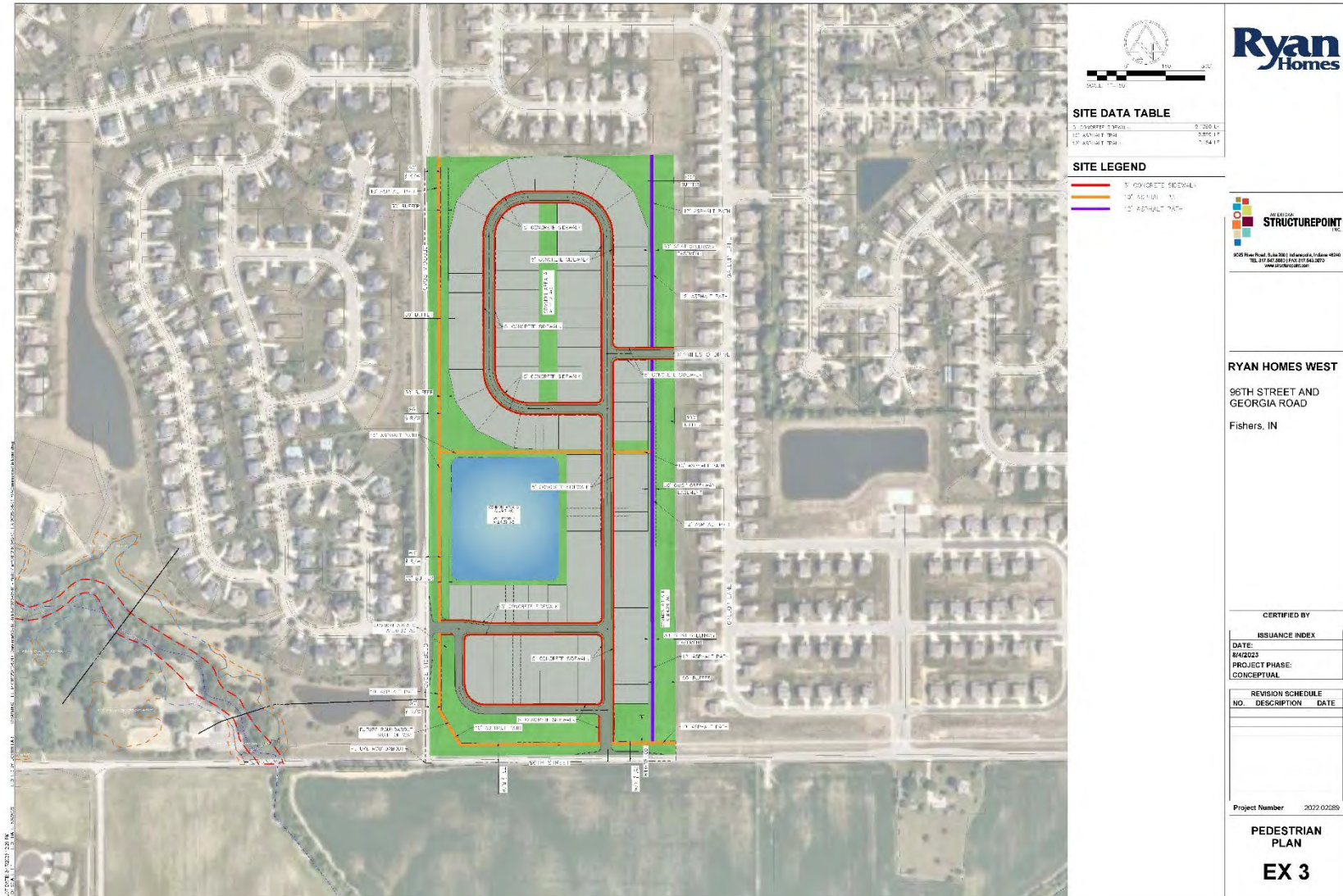
ORDINANCE NO. 041723C

Exhibit B.5 – Additional Architecture Exhibit



ORDINANCE NO. 041723C

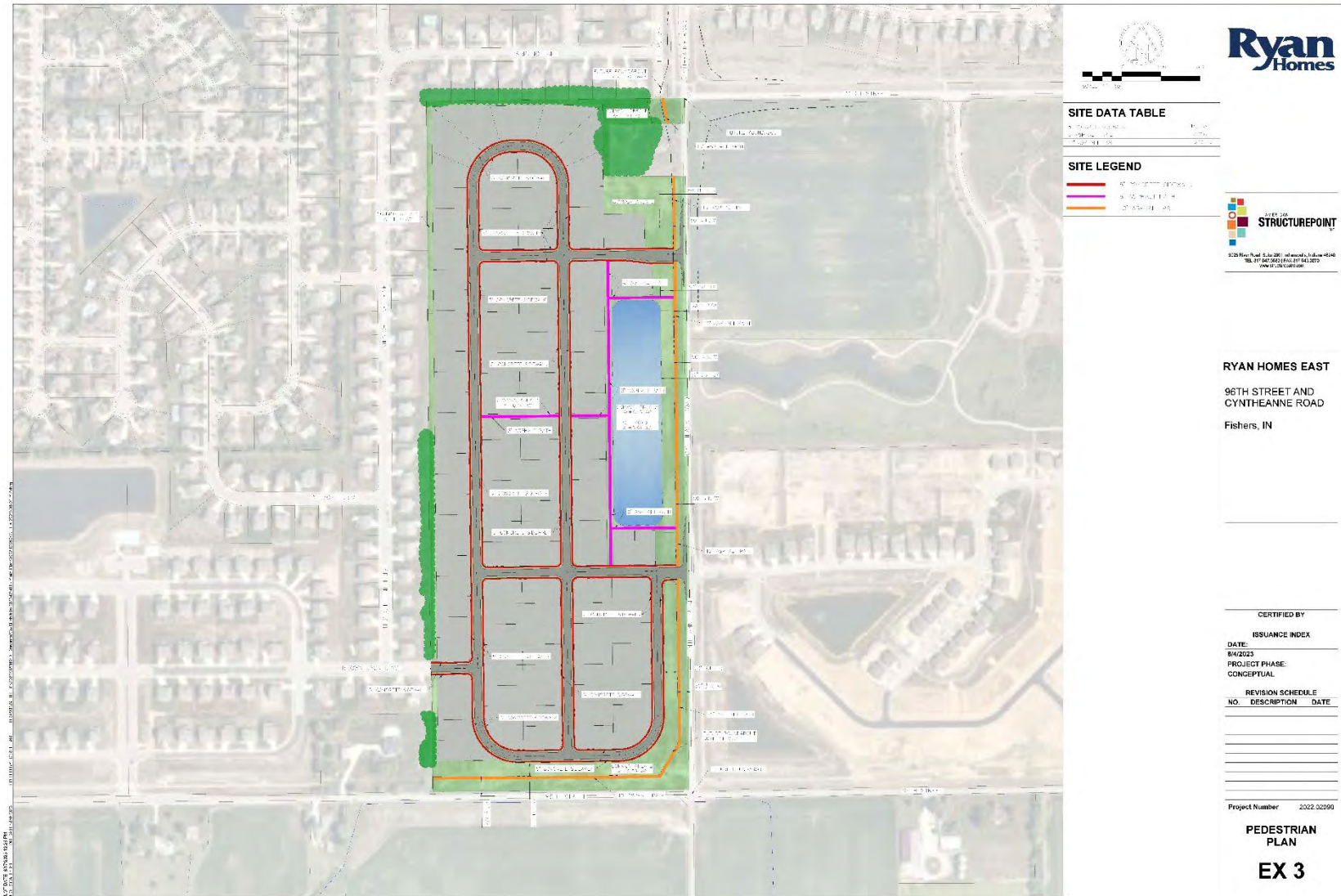
Exhibit B.6 – Pedestrian Connectivity Exhibits



ORDINANCE NO. 041723C

Exhibit B.6, continued – Pedestrian Connectivity Exhibits

ORDINANCE NO. 041723C



PUBLIC COMMENT

To: Megan Vulkusich
From: Richard Hoffman
CC: Pete Peterson, Brad DeReamer, Kari Adriano, Scott Wallace, Steve Huney, Donna Hunley, Kyle Theobald
Date: 26 July 2023
Re: Public perspective and other information regarding the Flat Fork PUD Rezone, Case: RZ-23-3

Comments: Following the 07 June 2023 City of Fishers Planning Commission meeting pertaining to Case: RZ-23-3, a petition was authored which provided background information on the proposal put forward by Ryan homes and the owner of the current properties. The petition contained the following proposal and asked residents for support and comment:

- *I am against any proposed rezoning of the 109 acres to a commercial designation.*
- *I am against any proposed rezoning of the 109 acres to a residential designation that is less than current standards. Any rezoning should be consistent with surrounding neighborhood lot size and building floor area (i.e., not less than 0.25 acres and a minimum of ~1,900 sq feet for single story or minimum of ~2,500 sq feet for 2-story)*

The planned meeting date for further discussion on this case is set for 06 September 2023. At that time, public comments will refer to some of the content included within this document. It is acknowledged that the petitioner has submitted updated plans for development as noted in the agenda [2276 \(fishers.in.us\)](#). However, the updated proposal was posted only days before the scheduled meeting, while the last communication regarding the potential 4 acres of commercial property was not finalized. Therefore, the position of the petitioners and their voiced concerns remain noteworthy.

The following have been provided for your consideration:

Appendix A. Petition Posted on Change.Org

Appendix B. 259 Names Supporting Petition (234 electronic & 25 wet signatures)

Appendix C. Public Comments Associated with Petition

Appendix A. Petition Posted on Change.Org

BELMONT PLACE AND STEEPLE CHASE HOMEOWNERS

On 07 June 2023, the city of Fishers Plan Commission held a board meeting to discuss a proposal brought forward by NVR, Inc. (i.e., Ryan Homes) for a planned residential and commercial development on the north side of 96th St and Georgia road. The planning commission meeting is planning to reconvene in early August for further discussion on this property and we need your input and assistance. Please respond to in support of the proposed petition.

PETITION

- I am against any proposed rezoning of the 109 acres to a commercial designation.
- I am against any proposed rezoning of the 109 acres to a residential designation that is less than current standards. Any rezoning should be consistent with surrounding neighborhood lot size and building floor area (i.e., not less than 0.25 acres and a minimum of ~1,900 sq feet for single story or minimum of ~2,500 sq feet for 2-story)

BACKGROUND INFORMATION

On 07 June 2023, a consideration was made to rezone of 109 acres from R2 Residential to PUD-M (i.e., a Planned Unit Development which is a variance to the established Fishers City's Unified Development Ordinance (UDO) (Document Viewer | Online Unified Development Ordinance (encodeplus.com)). The Flat Fork PUD would include a maximum of 220 single-family homes on the north side of 96th Street, between Georgia and Cyntheanne Road, and a C2 Commercial area at the northeast corner of 96th & Georgia. There was NO proposal for the commercial property provided at the meeting, but a request was made to rezone it 2220 (fishers.in.us). See photo below.

The UDO lists several codes and requirements for residential districts ranging from R1 (largest lots, largest setbacks, etc.) to R5 which is the smallest residential district. The current property under debate is currently zoned R2.

At the meeting, Ryan proposed a variance to build homes on properties that were significantly smaller than required by the UDO. A comparison to the zoning allowances & agreements for surrounding neighborhoods as well as the current UDO code, is provided in below (data obtained from the UDO, Ryan's proposal, and PUDs for Belmont Place

(<https://www.fishers.in.us/DocumentCenter/View/29342/Southeast-Fishers-PUD-Ordinance-061807> and

SteepleChase(<https://www.fishers.in.us/DocumentCenter/View/29354/071513B-REPEALED-Steeplechase>

We need your help to ensure this property is not zoned for commercial. If it is rezoned from R2, it should be consistent with surrounding neighborhood standards. Please respond and support this petition. Thanks!

[Report a policy violation](#)

Appendix B. 259 Names Supporting Petition (234 electronic & 25 wet signatures)

	Name	City	State	Postal Code	Signed On
1	Donna Hunley	Fortville	IN		2023-07-03
2	Tina Montgomery	Indianapolis	IN	46227	2023-07-05
3	jennifer Ochall	Fishers	IN	46040	2023-07-05
4	Joshua Sapp	Fishers	IN	46040	2023-07-05
5	Donna Hunley				2023-07-05
6	Erin Henry	Fishers	IN	46040	2023-07-05
7	Nowell Wayila	Fishers	IN	46040	2023-07-05
8	Thomas Sheridan	Fishers	IN	46038	2023-07-05
9	CHARLES ASHER	Indianapolis	IN	46203	2023-07-05
10	Floyd Woodard	Fishers	IN	46049	2023-07-05
11	Faizan Shaikh	Fishers	IN	46040	2023-07-05
12	Ashley Hildebrandt	Fishers	IN	46038	2023-07-05
13	Adrian Goss	Fishers	IN	46040	2023-07-05
14	Adam Pilli	Noblesville	IN	46062	2023-07-05
15	Adam Smith	Fishers	IN	46040	2023-07-05
16	Julie Hipsky	McCordsville	IN	46055	2023-07-05
17	Justin Ware	Fishers	IN	46040	2023-07-05
18	Daniel Reddan	McCordsville	IN	46055	2023-07-05
19	Kiril Lazov	Fortville	IN	46040	2023-07-05
20	Sarah Awad	Fishers	IN	46038	2023-07-05
21	James Richter	fishers	IN	46040	2023-07-05
22	Greg Wissler	Fishers	IN	46040	2023-07-05
23	Nicole Klawitter	Fishers	IN	46060	2023-07-05
24	Damon McFarland	McCordsville	IN	46040	2023-07-05
25	Kevin Downey	Fishers	IN	46040	2023-07-05
26	Ryan Hahaj	Fishers	IN	46038	2023-07-05
27	Jason Whitaker	Fishers	IN	46040	2023-07-05
28	Debbie Halbert	Fishers	IN	46038	2023-07-05
29					

1	Name	City	State	Postal Code	Signed On
30	Amy Lorch	Bradenton	FL	34209	2023-07-05
31	Justin Grimes	Fishers	IN	46040	2023-07-05
32	Michael Tinnel	Fishers		46040	2023-07-05
33	John William Griffin	Indianapolis	IN	46255	2023-07-05
34	Kimball Bowden	Fishers	IN	46040	2023-07-05
35	Stephanie Wallace	Flower Mound	TX	75028	2023-07-05
36	Jamie Vladuchick	Fishers	IN	46040	2023-07-05
37	Kory Vanderford	Fishers	IN	46040	2023-07-05
38	David Dyer	Indianapolis	IN	46255	2023-07-05
39	Garry Merritt	Bradenton	FL	34206	2023-07-05
40	Loree Younker	Indianapolis	IN	46227	2023-07-05
41	Julie Vanderford	Indianapolis	IN	46226	2023-07-05
42	Dustin Dake	Fishers	IN	46040	2023-07-05
43	tasha sapp	Fortville	IN	46040	2023-07-05
44	Napa Malone	New Palestine	IN	46163-8738	2023-07-05
45	Karen Brydges	Fishers	IN	46038	2023-07-05
46	Jeff Younker	Indianapolis	IN	46226	2023-07-05
47	Sara Kimball	Fishers	IN	46040	2023-07-05
48	Meredith Barker	McCordsville	IN	46055	2023-07-05
49	Jamie Kimball	Fishers	IN	46040	2023-07-05
50	Eric Anderson	McCordsville	IN	46055	2023-07-05
51	Ashley Richter	Noblesville	IN	46062	2023-07-05
52	Abbey Dudich	McCordsville	IN	46055	2023-07-05
53	Ali Awad	Fishers	IN	46040	2023-07-05
54	Michael Brichta	Indianapolis	IN	46219	2023-07-05
55	Lisa & Mark Collis	Indianapolis	IN	46227	2023-07-05
56	G. Diane Matthews-Marcel	Carson		90746	2023-07-05
57	Bridget Williams	Indianapolis	IN	46221	2023-07-05

1	Name	City	State	Postal Code	Signed On
58	Feras Alkhawaldeh	Fishers	IN	46040	2023-07-05
59	Jastone Johnson	Lanham		20706	2023-07-05
60	Ruga Ruga	Humble		77396	2023-07-05
61	Adam Ash	Sandy		84070	2023-07-05
62	S Hobson	Fishers	IN	46040	2023-07-05
63	Ediverto Galvez	Panorama City		91402	2023-07-05
64	Duppy Conqueror	Austin		78767	2023-07-05
65	Colleen Zillich	Fishers	IN	46256	2023-07-05
66	Jessica Kapsalis	McCordsville	IN	46055	2023-07-05
67	Joseph Lewis	Fishers	IN	46040	2023-07-06
68	Maria Yudico	Fishers	IN	46040	2023-07-06
69	Brad Brutout	Indianapolis	IN	46237	2023-07-06
70	Sarah Pilli	Indianapolis	IN	47933	2023-07-06
71	Pam Griffin	McCordsville	IN	46055	2023-07-06
72	David Folkner	Fishers	IN	46040	2023-07-06
73	Tara Frieden	Indianapolis	IN	46220	2023-07-06
74	Bryan Zaczek	Noblesville	IN	46060	2023-07-06
75	Alicia Kriske	Fishers	IN	46038	2023-07-06
76	Keith Frieden	Indianapolis	IN	46254	2023-07-06
77	Amber Fields	Noblesville	IN	46060	2023-07-06
78	Dawn Mellender	McCordsville	IN	46055	2023-07-06
79	Christopher Mellender	McCordsville	IN	46055	2023-07-06
80	Whitney Schmitt	Fishers	IN	46040	2023-07-06
81	Christy Folkner	Fishers	IN	46040	2023-07-06
82	Daniel Fields	Fishers	IN	46038	2023-07-06
83	Matthew Anderson	Fortville	IN	46040	2023-07-06
84	Andrew Hanthorn	Indianapolis	IN	46255	2023-07-06
85	Debbie E	Felton		19943	2023-07-06

1	Name	City	State	Postal Code	Signed On
86	Piyushbhai Patel	Kalamazoo	MI	49006	2023-07-06
87	Lisa Thornton	Indianapolis	IN	46255	2023-07-06
88	Jessica Cieply	Fishers	IN	46040	2023-07-06
89	Mark Raffel	Fishers	IN	46055	2023-07-06
90	Tim Hildebrandt	Fishers	IN	46038	2023-07-06
91	Krissy Tello	Fortville	IN	46040	2023-07-06
92	D Latta	Smyrna	GA	30080	2023-07-06
93	Miguel Tello	Fortville	IN	46040	2023-07-06
94	Jazminne Cottingham	Fishers	IN	46040	2023-07-06
95	Ivana Vitale	Fishers	IN	46037	2023-07-06
96	Chris Thornton	Indianapolis	IN	46220	2023-07-06
97	Ayesha Kamran	Fishers	IN	46038	2023-07-06
98	Sally Tinnel	Fishers	IN	46040	2023-07-06
99	Becky Myers	Noblesville	IN	46060	2023-07-06
100	Jonathan Ware	McCordsville	IN	46055	2023-07-06
101	Abigail Kennington-Gray	Boynton Beach		33473	2023-07-06
102	Reginald Futch	Fishers	IN	46040	2023-07-06
103	John Capella	Fishers	IN	46040	2023-07-06
104	Logan LeMieux	Edmonds		98026	2023-07-06
105	Erica Cummings	Grosse Pointe		48236	2023-07-06
106	Hana Teka	Houston		77055	2023-07-06
107	Yasmin Baig	Fishers	IN	46040	2023-07-06
108	Barbara Conner	Kansas City	MO	64184	2023-07-06
109	Kristy Davis	McCordsville	IN	46055	2023-07-06
110	Bhupinder Calotia	Fishers	IN	46040	2023-07-06
111	Kelly Dyvig	Fishers	IN	46040	2023-07-06
112	Palmer Cheryl	Fortville	IN	46040	2023-07-06
113	Douglas Till	Fishers	IN	46040	2023-07-06

1	Name	City	State	Postal Code	Signed On
114	Zach Miskovic	Fiahers	IN	40604	2023-07-06
115	Babli C	Fishers	IN	46040	2023-07-06
116	Levi Funches	Fishers	IN	46040	2023-07-06
117	Jason Dudich	Fishers	IN	46040	2023-07-06
118	LaRon Henry	Fishers	IN	46040	2023-07-06
119	Brittany Olsen	Fishers	IN	46040	2023-07-06
120	Matthew Lewis	Indianapolis	IN	46226	2023-07-06
121	Jenna Grimes	Fishers	IN	46040	2023-07-06
122	Kara Babcock	Carmel	IN	46032	2023-07-06
123	Jeff Leifel	Fortville	IN	46040	2023-07-06
124	Audrey Nelson	Fishers	IN	46040	2023-07-06
125	Jennifer Waite	Fishers	IN	46037	2023-07-06
126	Deana Vollant	Fishers	IN	46037	2023-07-06
127	Fawzy Ezzein	Fishers	IN	45040	2023-07-06
128	Carla Ranck	Fortville	IN	46040	2023-07-06
129	Jimmie O'Connor	Fishers	IN	46040	2023-07-07
130	Bryan O'Connor	Indianapolis	IN	46255	2023-07-07
131	Eugene Johnson	Fishers	IN	46040	2023-07-07
132	Eric Brunkow	Indianapolis	IN	46208	2023-07-07
133	Ehab Baeadi	Hallandale		33009	2023-07-07
134	Jason Callahan	Fishers	IN	46038	2023-07-07
135	Josh Flint	Fishers	IN	46038	2023-07-07
136	Renee Wolf	Fishers	IN	46040	2023-07-07
137	nivedita pawar	Fishers	IN	46040	2023-07-07
138	Jean Illian	Fortville	IN	46040	2023-07-08
139	Marcia Patterson	Fishers	IN	46040	2023-07-08
140	Maribel Marulanda	New York		11106	2023-07-08
141	Andrew Lieb	Phenix City		36870	2023-07-08

1	Name	City	State	Postal Code	Signed On
142	Brian Dudley	Denver		80239	2023-07-08
143	Cara Hannemann	Fortville	IN	46040	2023-07-08
144	Jennifer Dierker	McCordsville	IN	46055	2023-07-09
145	Lisa Bradley	Fishers	IN	46038	2023-07-09
146	David Wolf	McCordsville	IN	46055	2023-07-09
147	Richard Mendiola	Charlotte		28202	2023-07-09
148	janis ripple	Orion		48362	2023-07-09
149	Shawn Sussex	Odenton		21113	2023-07-09
150	Joshua Curphey	Peterborough		PE7	2023-07-09
151	Hope Haynes	Baton Rouge		70805	2023-07-09
152	Eva Robles	Tucson		85719	2023-07-09
153	Elliana Capurro	Van Nuys		91405	2023-07-09
154	Iayla Otteson	Pendleton		97801	2023-07-09
155	Taylor Nguyen	West Valley City		84120	2023-07-09
156	Patty Gillen	London	CT	1867	2023-07-09
157	Lesa Young	Amory		38821	2023-07-09
158	Jared Koslosky	Fishers	IN	46040	2023-07-10
159	John Babcock	Fishers	IN	46040	2023-07-10
160	Kyle Theobald	Fortville	IN	46040	2023-07-10
161	Ben Jefferis	Fishers	IN	46040	2023-07-11
162	Stephanie Hunt	Fishers	IN	46037	2023-07-11
163	Ryan Thomas	Fishers	IN	46040	2023-07-11
164	Suma Maulucci	McCordsville	IN	46055	2023-07-11
165	ashley forand	McDermott		45652	2023-07-11
166	William Harris	Hershey		17033	2023-07-11
167	Michael Sumner	Fishers	IN	46040	2023-07-11
168	Megan Sumner	Fishers	IN	46040	2023-07-11
169	Lane Donoho	Fishers	IN	46040	2023-07-11

1	Name	City	State	Postal Code	Signed On
170	Ryan Erickson	Fishers	IN	46037	2023-07-11
171	Lee Mangum	Fishers	IN	46038	2023-07-11
172	Kathleen Cekirge	Fortville	IN	46040	2023-07-11
173	Bobbie Flowers	Port Jefferson Station		11776	2023-07-11
174	Devon McFarland				2023-07-12
175	Kylie Wolfe	McCordsville	IN	46055	2023-07-13
176	Leslie Stanley	Fishers	IN	46040	2023-07-15
177	Gregory Kenny Jr	Noblesville	IN	46062	2023-07-15
178	Krystal Kenny	Fortville	IN	46040	2023-07-15
179	Kayla Theobald	Fishers	IN	46040	2023-07-15
180	Jane Wawok	Fishers	IN	46040	2023-07-16
181	Loren Eltzroth	Fishers	IN	46040	2023-07-16
182	Taryn Bucher	Fishers	IN	46038	2023-07-16
183	Jeremy Lohman	Fishers	IN	46038	2023-07-16
184	Jennifer Koenig	Fishers	IN	46040	2023-07-16
185	Misty Soler	Fishers	IN	46038	2023-07-16
186	Tim Cullen	Fishers	IN	46040	2023-07-16
187	Jackie Pickens	Fishers	IN	46038	2023-07-16
188	Larry Pickens	Fishers	IN	46038	2023-07-16
189	MaryBeth Hoss	Fishers	IN	46038	2023-07-16
190	Pamela Gebhardt	Fishers	IN	46040	2023-07-16
191	Jared Hoss	Fishers	IN	46038	2023-07-16
192	Teresa Jackson	Fishers	IN	46038	2023-07-16
193	Karen Huffman	Fishers	IN	46040	2023-07-16
194	Barbara Onufrock	Indianapolis	IN	46240	2023-07-16
195	Angelica Kosycarz	Fishers	IN	46038	2023-07-16
196	Wagner Lestinge	Fishers	IN	46038	2023-07-16
197	Matt Kosycarz	Fishers	IN	46038	2023-07-16

1	Name	City	State	Postal Code	Signed On
198	Andy Foist	Fishers	IN	46038	2023-07-16
199	Michael Word	Fishers	IN	46040	2023-07-16
200	Heather Bush	Fishers	IN	46040	2023-07-16
201	Upender Rachakonda	Fishers	IN	46038	2023-07-16
202	Ashley Clark	Fishers	IN	46040	2023-07-16
203	Adam Barth	Fishers	IN	46038	2023-07-16
204	Axel Ortiz	Fishers	IN	46040	2023-07-16
205	Michael Zaradich	Fishers	IN	46040	2023-07-16
206	Jeffrey Bush	Fishers	IN	46038	2023-07-16
207	Krystal Dietz	Carmel	IN	46032	2023-07-16
208	Kristen Eiteljorge	Fishers	IN	46037	2023-07-16
209	Mike Johnson	Fishers	IN	46040	2023-07-16
210	Adam Hooker	Fishers	IN	46040	2023-07-16
211	Everett Zarse				2023-07-16
212	Mike Koenig	Fishers	IN	46037	2023-07-17
213	Amy Walters	Fishers	IN	46040	2023-07-17
214	Andrea Grace	Fishers	IN	46038	2023-07-17
215	Pan Jiang	Fishers	IN	46040	2023-07-17
216	Zarko Martic	Fishers	IN	46040	2023-07-17
217	Mayuri Shah	Indianapolis	IN	46255	2023-07-17
218	Ruth Erickson	Indianapolis	IN	46255	2023-07-17
219	Srikanth Gor	Indianapolis	IN	46203	2023-07-17
220	Gary Erickson	Indianapolis	IN	46255	2023-07-17
221	Denise Shelby	Indianapolis	IN	46227	2023-07-17
222	Hector Balogoun	Fishers	IN	46040	2023-07-18
223	Mahougbe (Eric) Sagbo	McCordsville	IN	46055	2023-07-18
224	Jelena Martic	Fortville		46040	2023-07-18
225	RICHARD Vannoy	Indianapolis	IN	46203	2023-07-19

1	Name	City	State	Postal Code	Signed On
226	Jeremy Huffman	Fishers	IN	46040	2023-07-20
227	Hassan Safi	McCordsville	IN	46055	2023-07-22
228	Lisa Bowden	Fishers	IN	46040	2023-07-22
229	Sarah Rohrer	Fishers	IN	46038	2023-07-22
230	Brian Rohrer	Fishers	IN	46038	2023-07-22
231	Mary Noe	Indianapolis	IN	46255	2023-07-22
232	Diana Palmer	Fishers	IN	46037	2023-07-23
233	Jen Reddan	Fortville	IN	46040	2023-07-24
234	Senthilraja Subramaniam	Chicago	IL	60666	2023-07-24
235	Santhosh Tondalapalli	Fishers	IN	46040	2023-07-24

HOMEOWNER PETITION

On 07 June 2023, the city of Fishers Plan Commission held a board meeting to discuss a proposal brought forward by NVR, Inc. (i.e., Ryan Homes) for a planned residential and commercial development on the north side of 96th St and Georgia road. The planning commission meeting is planning to reconvene in early August for further discussion on this property and we need your input and assistance.

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[illegible]

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[illegible]

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Printed Name	Signature	Address
NANCY PRINTZ	Nancy Printz	10077 Horse Branch Ct
DEBRA KASTURE	DKasture	10085 Horse Branch Ct
Dan Keeler	D-K	14902 Horse Branch Way
Dwain Keeler	Dwain Keeler	14902 Horse Branch Way
JUSTIN GRIMES	Justin Grimes	10022 Horse Branch Ct
GENNADY DANTSIN	Gennady Dantsin	14890 Horse Branch Way
DAVID MILANENCHUK	David Milanchuk	14901 Horse Branch Way

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[illegible]

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[illegible]

Appendix C. Public Comments Associated with Petition

Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

Ashley Clark

1 week ago

I live in Steeplechase, and this affects my family.

Pamela Gebhardt

1 week ago

There is no need or a want for a commercial property at this location. This will absolutely drive down our home values. Also, the roads would not be able to accommodate this extra traffic.

Kayla Theobald

2 weeks ago

No one wants to see commercial property behind their home or cheap homes that drag down resale value. This is an upscale area and has enough commercial properties on Olio.

Kyle Theobald

2 weeks ago

Surrounding homes should complement neighborhoods nearby instead of being subpar and reducing other home values.

Renee Wolf

3 weeks ago

We do not want commercial property. There is no infrastructure to support additional traffic.

Jenna Grimes

3 weeks ago

The infrastructure is not in place on Georgia Rd at 96th or 104th street to support a commercial property or additional housing. There is no need for commercial property off of Georgia Road.

Becky Myers

3 weeks ago

We don't want commercial properties in the middle of our residential neighborhoods.

David Folkner

3 weeks ago

I did not invest in building a house expecting the surrounding property to be rezoned from residential.

Ali Awad

3 weeks ago

The proposed properties do not match the surrounding homes.

Sara Kimball

3 weeks ago

There is absolutely no need for commercial zoning right in the middle of this residential area. And any housing development should closely match the neighborhoods nearby.

tasha sapp

3 weeks ago

It is bad for surrounding neighborhoods

David Dyer

3 weeks ago

I do not want the area rezoned

Donna Hunley

3 weeks ago

We do NOT want and/or need Commercial property around all of these surrounding residential homes Plus we ask that comparable size homes be built on that 109 acres

Hi,

I am submitting this public comment in regards to Case: RZ-23-3. As noted in the posted agenda, the request is for “Consideration of a rezone of 109 acres from R2 Residential to PUD-M. The Flat Fork PUD would include a maximum of 220 single-family homes on the north side of 96th Street, between Georgia and Cyntheanne Road, and a C2 Commercial area at the northeast corner of 96th & Georgia.” [2276 \(fishers.in.us\)](https://fishers.in.us/2276)

The agenda also included a traffic assessment based which was dated 23 August 2023 [RZ-23-3-Traffic-Memo \(fishers.in.us\)](https://fishers.in.us/RZ-23-3-Traffic-Memo) This assessment took under consideration the approximate number of homes proposed in case RZ-23-3. However, it does not appear to have considered the impact of Silverthorne Homes development which is currently breaking ground on the south side of 96th street near Georgia Road (~250 homes).

On 21 September 2021, the McCordsville planning commission held a meeting to approve 249 lots for development immediately south of 96th and Georgia road (left figure below); meeting agenda found here: mccordsville.org/egov/apps/document/center.egov?view=item&id=2939. It appears one of the exits from this neighborhood is the intersection of 96th and Georgia (right figure below).



As noted in the 21 September 2021 McCordsville planning commission meeting minutes “Charlotte Sears, a resident that lives at 1000N & 500W, noted "extreme traffic" in on CR 1000 N. She asked about the plans for roundabouts along CR 1000 N (96th Street). Mr. Crum confirmed Fishers' plans for two roundabouts on 96th, stating that he is not aware of the timeline for that project.” Additionally, it was noted “Mr. Crum asked Mr. Downey if he had seen the right of way questions the City of Fishers had emailed the previous day. Mr. Downey confirmed that he had and that engineers were working on getting those questions answered. Mr. Crum asked if Mr. Downey was comfortable with the approval being contingent on any disagreements all Right of Way issues

with the City of Fishers being resolved. Mr. Downey agreed.” [1637258673_12497.pdf](#)
([mccordsville.org](#))

Q: What was the conclusion from the City of Fishers on this topic and specifically what “Right of Way” has been granted by Fishers?

Q: What traffic evaluations have been conducted given that we are considering to add ~220 homes in addition to the ~250 that are yet to be built?

I am not sure who is responsible for 96th street or future developments along the Hamilton/Hancock County line, but given how busy this street is I’m concerned that it will become even more hazardous if we don’t take the time to thoroughly assess the implications of adding ~500 new homes along this street.

Sincerely,

Steve Hunley

From: noreply@formstack.com
To: [Planning Dept](#); [Prange, Kay](#); lewarkl@fishers.in.us; [Yukusich, Megan](#); [Hilleary, Ross](#); [King, Breanna](#)
Subject: Public Meeting Comment Form
Date: Tuesday, August 22, 2023 12:22:32 AM

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.



Formstack Submission For: **Public Meeting Comment Form**

Submitted at 08/22/23 12:22 AM

Name:	Kelly Dyvig
Address:	10044 COPPER SADDLE BND Fishers, IN 46040
Email:	kellydyvig@gmail.com
Subdivision or business name:	Belmont Place
Please select the meeting to which you would like to submit a public comment:	Board of Zoning Appeals - Fishers
Meeting Date:	Sep 06, 2023
Project Name/Resolution Number:	RZ-23-3
Comment:	The surrounding area of the subject property is fully residential. There is no need or want for any commercial property in this very small area. The current road infrastructure can only just support current residential traffic- Georgia Road is barely wide enough to be considered a two-lane road. Please consider the density of the proposed housing and how this additional traffic would impact an already narrow entrance/exit from multiple nearby communities.
Would you like to receive email communications and updates from the City of Fishers?:	Yes

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

From: [Michael Zaradich](#)
To: [Vukusich, Megan](#)
Subject: Flat Fork PUD - Opposition to Commercial Rezoning
Date: Thursday, May 18, 2023 8:30:45 AM

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Dear Ms. Vukusich:

I am writing to express my strong opposition to the proposed rezoning of the property located at Georgia Road and 96th Street from residential to commercial in connection with the Flat Fork Planned Unit Development.

I have lived in The Reserve at Steeplechase in Fishers for nearly seven years. As a resident, I have always appreciated the quiet, peaceful nature of our community, and as a citizen, I am thankful our city planners have carefully managed residential and commercial zoning in a way that makes Fishers an attractive place to both live and open a business.

The proposed commercial rezoning will have a negative impact on our quality of life by bringing increased traffic, noise, and pollution to our neighborhood. The increased traffic would make it more difficult for residents and school buses to get around, and it would also make it more dangerous for children to play and ride their bikes. The noise from the commercial development would be disruptive and would make it difficult to relax or sleep. The pollution from the commercial development would be harmful to our health and the environment.

In addition to the negative impacts on our quality of life, the proposed rezoning would also decrease the value of our homes. We and our neighbors worked hard, saved and invested in order to be able to build or buy our houses and we continue to work hard, save and invest in our houses and property to do our part to make this a nice community to call home. A commercial development would make our neighborhood less desirable, which would make it more difficult to sell houses in the area and build equity for future investments in our businesses and homes.

We already live within a short drive to grocery, retail, and convenience stores as well as restaurants of many kinds, ice cream shops, salons, medical and dental offices, and gas stations. Speaking for myself, and likely the vast majority of residents in the area near the proposed development, none of us need nor want commercial businesses brought into our neighborhoods. If we wanted that, we would have chosen to build or buy a home within walking distance of commercial districts.

I urge the Planning and Zoning Department to reject the proposed commercial rezoning of the property located at Georgia Road and 96th Street as it will have a negative impact on residential property value and the quality of life for all of us who live near the proposed development.

Very truly yours,

Michael D. Zaradich, Esq.



Advisory Plan Commission Staff Report

Meeting Date: October 6, 2023

DEPARTMENT CONTACT:

Ross Hilleary, Director (hillearyr@fishers.in.us)

CASE NUMBER:

RZ-23-3

PETITIONER:

NVR, Inc. (d/b/a Ryan Homes)

PROPERTY ADDRESS/LOCATION:

Generally located on the north side of 96th Street, between Georgia and Cyntheanne Rd.

REQUEST:

Consideration of a rezone of 109 acres from R2 Residential to PUD-M. The Flat Fork PUD would include a maximum of 225 single-family homes on the north side of 96th Street, between Georgia and Cyntheanne Road. **CONTINUED FROM SEPTEMBER MEETING.**

EXISTING ZONING:	PROPOSED ZONING:	FISHERS 2040:
R2 Residential	PUD-M (Flat Fork)	Suburban Residential

LOT SIZE: 109 acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Favorable Recommendation ☐ Unfavorable Recommendation ☐ No Recommendation

PETITION OVERVIEW:

Faegre Drinker, LLP on behalf of Grand Communities LLC requests a rezone of 109 acres from R-2 to PUD-R. The new zoning district will be known as the 'Flat Fork PUD'. The project consists of 225 single-family residential lots. Please reference the Petitioner's Packet for the proposed Concept Plan and Illustrative Architectural Exhibit for the proposed homes to be built.

Development Standards

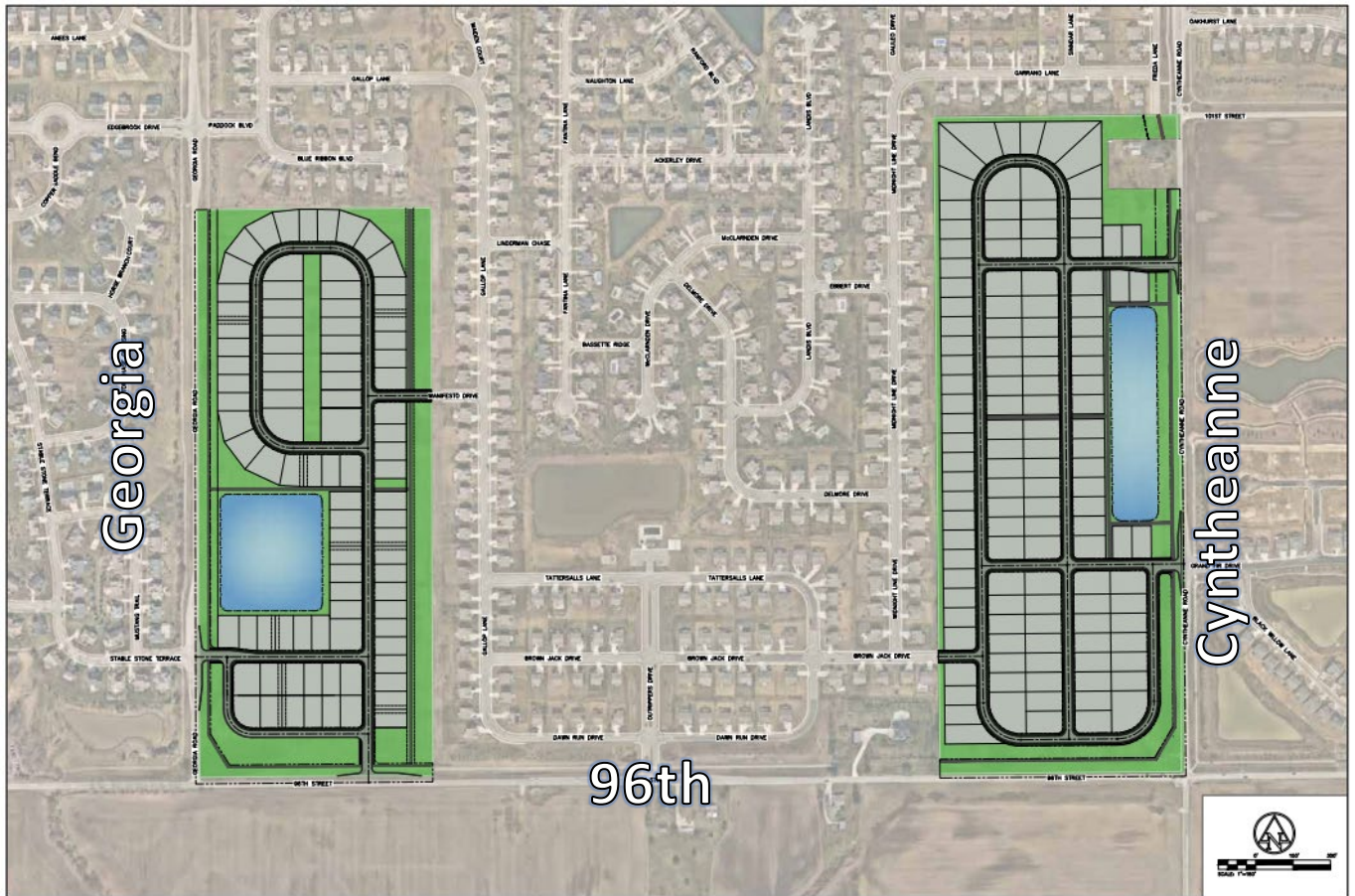
The underlying zoning district for this PUD will incorporate the R5 Residential Zoning District development standards found within the City's Unified Development Ordinance (UDO), except as modified by the proposed ordinance identified below in red. **Several standards have been revised since the June Plan Commission meeting. These include an increase in the minimum lot size, lot width, side setback for the East property, rear setback, minimum living area, and a decrease in the maximum impervious surface coverage.**

	R2 Residential (Current Zoning)	R5 Residential	Flat Fork PUD (West)	Flat Fork PUD (East)
1. Minimum Lot Dimensions				
1a. Lot area	15,000 sf	7,500 sf	9,490 sf	9,490 sf
1b. Lot width at building line – standard	100'	70'	73'	73'
1c. Lot width at building line – corner	120'	84'	73'	73'
1d. Lot frontage	50'	50'	50'	50'
2. Minimum Building Setbacks				
2a. Front - local street / other street type	40' / 55'	25' / 40'	20' / 40'	20' / 40'
2b. Side	15'	10'	5'	7.5'
2c. Rear	40'	25'	35'	35'
3. Maximum Building Height				
3a. Primary structure	35'	35'	35'	35'
4. Building Floor Area				
4a. Living unit area, 1-story (min)	1,600 sf	1,000 sf	1,500 sf	1,500 sf
4b. Living unit area, 2-story (min)	1,800 sf	1,200 sf	1,800 sf	1,800 sf
5. Other				
5b. Impervious area of lot (max)	35%	50%	50%	50%

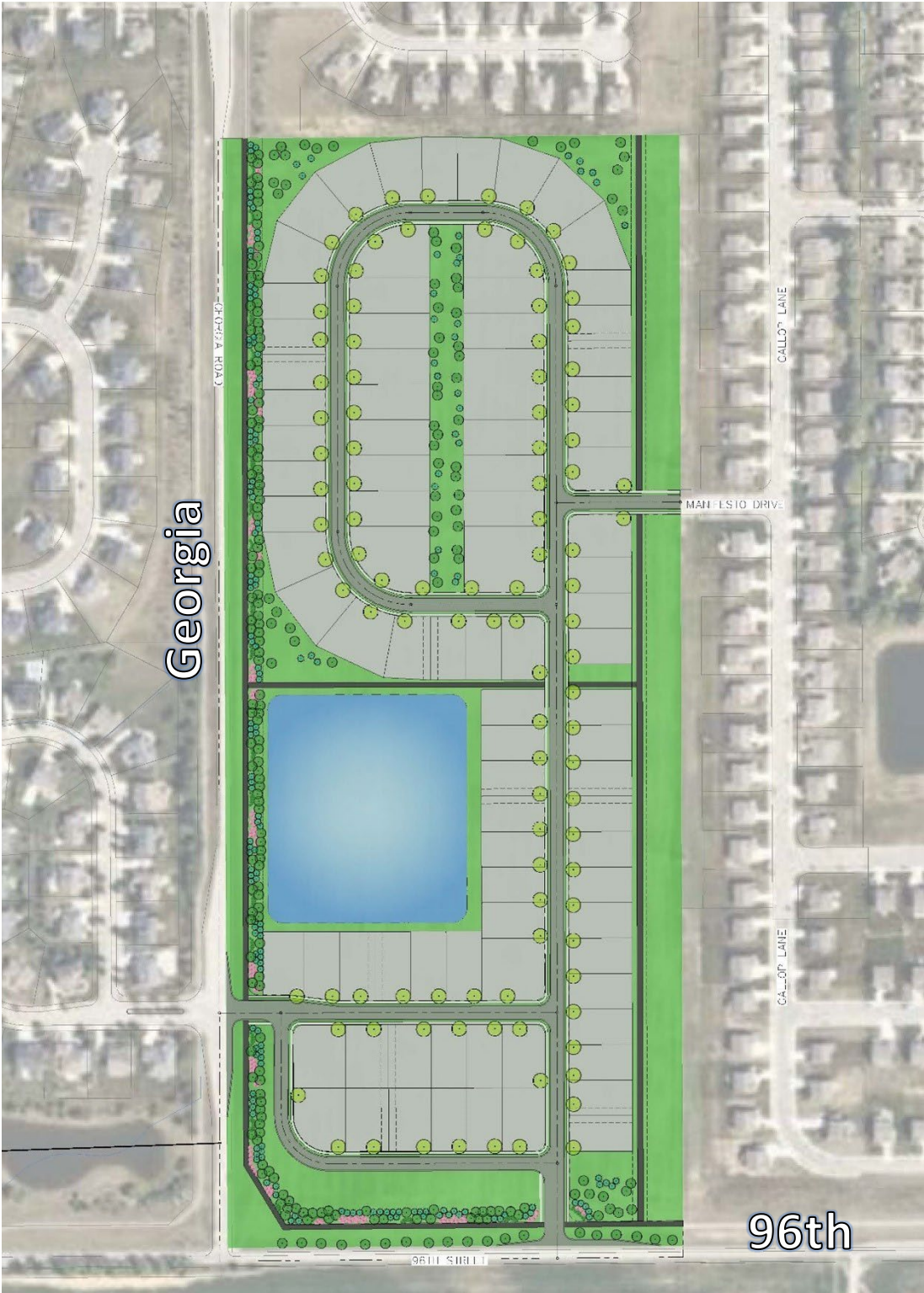
Concept Plan

The Concept Plan shown below will be incorporated into the PUD Ordinance. 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 in the PUD. **The commercial area has been removed and replaced with residential lots.**

Overall Concept Plan – Georgia & Cyntheanne Road



Detailed Concept Plan – Georgia Road



Detailed Concept Plan – Cyntheanne Road



Architectural Exhibits

The Illustrative Architectural Exhibit will be incorporated into the PUD Ordinance to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit. The Illustrative Architectural Exhibit was approved by the PUD Committee on June 7, 2023. Additional home elevations will be reviewed by the PUD Committee at their October 4, 2023 meeting.

Open Space and Landscaping

Open Space shall be provided as shown on the Concept Plan and includes an internal trail network through the development, including a portion of the Geist Greenway. All required landscaping will be native species as selected from the City of Fishers Planting Guide list of Approved Species. Emphasis will be given to drought tolerant variances.

McCordsville is planning a city park property to the south of the Giest Greenway, which will provide additional open space access for residents of both Hamilton and Hancock County.

Traffic and Road Conditions

In 2022 the City of Fishers and A&F Engineering completed a Road and Bridge Impact Fee Study in which the anticipated traffic generated from future development was reviewed in order to determine what future roadway improvements would be needed. During that assessment the subject properties were anticipated to have a future total of 260 total single-family homes. The petitioner is proposing less homes at 220.

The City resurfaced both Georgia Rd and Cyntheanne Rd from 96th to 104th St this year. There is a Roundabout in design for 96th and Cyntheanne with construction currently planned for 2025.

The developer would be required to mill and resurface the road within the furthest limits of their improvements (turn-lane, passing blister, acceleration, and deceleration lanes). They would also be required to widen existing thru-lanes to 12' within those same limits if not already at 12' wide.

There may need to be widening of the roadway by the developer to meet the 12' lane minimum width requirement. City staff will review the locations where passing blisters acceleration (accel) and deceleration(decel) lanes may be needed and determine what improvements may be required during the Technical Advisory Committee (TAC) review.

SURROUNDING LAND USE & ZONING:

North: PUDR – Steeplechase (Single-Family Residential)

East: PUDR – Steeplechase / Flat Fork Creek Park – (Single-Family Residential & Open Space)
and – PUDR Bridger Pines II [Bridger Pines West] (Single-Family Residential)

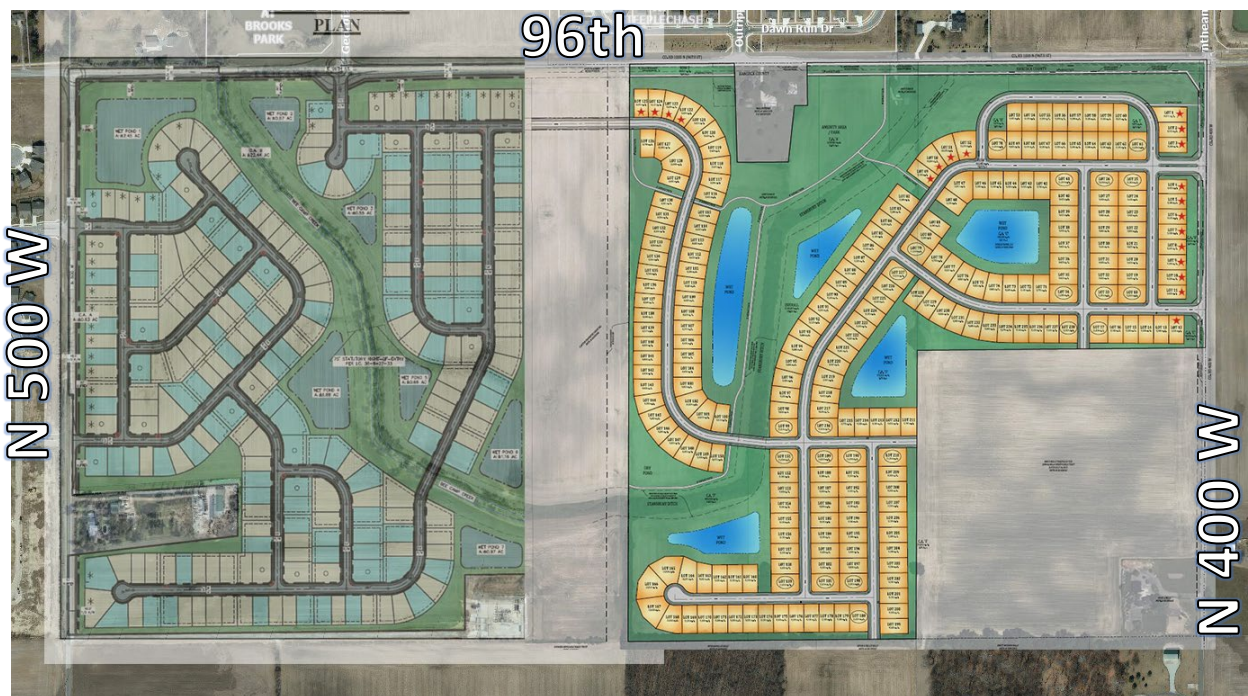
South: McCordsville / Hancock County jurisdiction (Single-Family Residential & Open Space)

West: PUDM – Southeast Fishers (Single-Family Residential) & PUDR – Steeplechase (Single-Family Residential)

Staff has met with McCordsville to the south regarding land use within their jurisdiction. McCordsville has approved Haven Ponds subdivision, a 250-home project on 146 acres in total, with one section under McCordsville TAC review. This development is to be built by Silverthorne / Arbor Homes with a future access located at Georgia Road. Coordination with Fishers engineering will be required.

Pending McCordsville Plan Commission is a second proposed development called Helm's Mill, a 234-home project on 98 acres in total. This proposed development is to be built by M/I Homes. Coordination with Fishers Engineering Department will be required for ROW dedication.

A public park is proposed between the developments, south of the Giest Greenway.



Haven Ponds subdivision (left) is an approved development and Helm's Mill subdivision is proposed.

SUMMARY OF NEIGHBORHOOD MEETINGS AND PUBLIC COMMENTS:

During 1st Reading at City Council concerns were voiced by Councilperson DeReamer regarding the proposed 5' side setbacks and the overall length of local roads within the development. Planning has met with the Fishers Engineering & Stormwater staff to discuss setbacks and there are no concerns with drainage at this time. We believe all standards for proper lot drainage can be accommodated with the setbacks as proposed. Side setbacks have been increased to 7.5' on the eastern property.

Councilperson Coble requested enhanced architecture on the rear of homes facing Primary or Secondary arterial. These have been included in the petitioner packet. Language has been added to the PUD Ordinance to require additional modulation on rear of homes facing a public road.

A neighborhood meeting was held by the petitioner on Monday, May 8, 2023. Concerns regarding the proposed commercial area were voiced. The surrounding neighbors had questions about what this commercial area would be. At this time the petitioner does not have any immediate plans for commercial development and was unable to answer these questions.

On June 7, 2023 Plan Commission held a public hearing. During the meeting we heard from several residents who were opposed to commercial uses being allowed. Concerns regarding the smaller lot sizes compared to the surrounding neighborhoods were also heard. Several standards have been revised since the June Plan Commission meeting. These include removing the commercial, increasing the minimum lot size, lot width, side setback for the East property, rear setback, minimum living area, and a decrease in the maximum impervious surface coverage.

The Petition sought a third continuance at the September Plan Commission and was granted by the Committee.

The petitioner has met with the surrounding neighbors, Councilor DeReamer, Councilor Peterson, and Councilor Zimmerman to review the changes that are being brought forward.

Written public comments received by staff are included in the attachments.

STAFF RECOMMENDATION:

The Fishers 2040 Plan identifies this area as Suburban Residential. The density for the proposed PUD is 2 units/acre which aligns with the Suburban Residential classification. The Fishers 2040 identifies the commercial area as Neighborhood Service Area. Although this classification does

align with commercial, the area is surrounded by residential uses and staff would like to see a more detailed concept plan and preliminary architectural drawings for any commercial being introduced into this area in order to determine our support. **No commercial is proposed as part of this PUD.**

Staff is supportive of the Flat Fork PUD ordinance rezoning from R-2 to PUD-RESIDENTIAL as the project will be more restrictive in design and development, far exceeding UDO minimum standards.

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 recommends Plan Commission send a favorable recommendation to City Council.

This item is anticipated to go to the City Council on October 9, 2023 for final reading.

STAFF RECOMMENDATION

☒ Favorable Recommendation ☐ Unfavorable Recommendation ☐ No Recommendation



STEVEN J. FEHRIBACH, P.E.
PRESIDENT

R. MATTHEW BROWN, P.E.
VICE PRESIDENT

KAREN K. COLLINS, P.E.
VICE PRESIDENT

JOSEPH T. RENGEL, P.E.
VICE PRESIDENT

TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSES
STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING
PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES
CONSTRUCTION OBSERVATION • SITE ENGINEERING

REGISTRATION
INDIANA
ILLINOIS
KENTUCKY
MICHIGAN
OHIO
MISSOURI
TEXAS

October 2, 2023

Mr. Hatem Mekky, P.E., M.S.C.E.
Director, Department of Engineering
City of Fishers

Re: Single-Family Resident Developments
Combined Georgia Road / Cyntheanne Road / 96th Street

Hatem,

At your request, I have reviewed the proposed developments that will be located along Georgia Street, Cyntheanne Road, and CR N 500 W. There will be a total of four developments that occur within this area: two north of 96th Street, which will contain 84 single-family home lots and 124 single-family home lots. South of 96th Street will be two developments with approximately 250 and 240 lots. Access to these developments will be by Cyntheanne Road, Georgia Street, and CR N 500 W. As currently planned, the developments south of 96th Street will connect at Georgia Street to create a four-legged intersection. Based on the proximity of the developments, the majority of the traffic will exit and enter the sites from the south. Approximately 65% of that traffic will make use of Pendleton Pike. Therefore, the remaining 35% will make use of 96th Street.

I have reviewed the number of trips that each of these developments will generate based on the number of units being built. Currently, the intersection of Georgia Street and 96th Street is a three-leg intersection with one approach lane for each direction. Georgia Street is stop-sign controlled while 96th Street is free-flowing. Based on the number of units that are being built, and the fact that the intersection of Georgia Street and 96th Street will become a 4-way intersection, A&F Engineering is recommending that right turn and left turn lane be added onto 96th Street for these developments. This could be obtained in one of two ways:

1. Widen 96th Street 12 feet in the center of the roadway to provide for the left turn lane and widen the south side of 96th Street by 12 feet to provide for a right turn lane. This would provide opposing left turn lanes on 96th Street from east and west bound directions and right turn lane into the new south leg of Georgia Street.
2. Widen 96th Street 12 feet on the north side and south side for a total of 48 feet. This can then be striped as a right turn/passing blister system for both the east bound and west bound traffic.

In a review of the Road and Bridge Fee Impact Study completed in 2022 for the City of Fishers, the Georgia Road site north of 96th Street was studied with 117 lots and the Cyntheanne Road site north of 96th Street was studied with 143 lots. Therefore, the recommendations made in the Fishers Roadway Impact Study are valid. The access points

for the two developments should be designed as one inbound lane and two outbound lanes. Passing blisters and right turn lanes should be installed along Georgia Road and Cyntheanne Road.

These recommendations for the intersection of 96th Street and Georgia Road are based on the two developments south of 96th Street. If these were not going to be installed, the level of service at Georgia Street and 96th Street would continue to operate at an acceptable level with the developments north of 96th Street fully developed until 2032.

Please let me know if you have any questions.

Sincerely,
A&F Engineering Co., LLC

A handwritten signature in black ink, appearing to read 'S. Fehribach', with a stylized, flowing script.

Steven J. Fehribach, P.E.
President
/cmc