



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission Meeting

DATE: 9/6/2023, 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. 8-2-23
5. **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

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

6. New Business

- a. RDC Resolution - District South Allocation Area

7. Staff Communication

8. Summary of Council Action

9. Adjournment

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
August 2, 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, Katie Jackson, Kim Logan, Bruce Molter, Steve Richards and Howard Stevenson. Pete Peterson and Todd Zimmerman were not present. Others present: Lindsey Bennett, Fishers City Attorney, Scott Frissell of Krieg DeVault, Megan Vukusich, Kay Prange, Ross Hilleary, Gabrielle Herin, Grace Wiley, David Sell, Rick Coffin, Ross Reinhardt, Chandler Sturgis, Stephanie Truchan and Kevin Buchheit of Krieg DeVault, Robert Thompson, Mark Thompson, Don Myers, Larry Lannan, Jennifer Leary, J.R. Knight.

Mr. Stevenson asked for a Motion to approve the Minutes from the 7-2-23 meeting. Ms. Logan made a Motion to approve, and Ms. Stoller seconded. The Motion was approved 7-0-1, with Mr. Stevenson abstaining.

PUBLIC HEARINGS

a. Flat Fork PUD Rezone REQUEST TO CONTINUE TO SEPTEMBER

Case: RZ-23-3

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 explained that RZ-23-3 requested continuation for more neighborhood meetings.

Ms. Stoller made a Motion to approve the Continuance, seconded by Mr. Fain. The Motion was approved, 8-0.

b. Gray Eagle Golf Course

Case: TA-23-3

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

Megan Vukusich introduced Lindsey Bennett, Fishers City Attorney, as legal counsel for this item since the petitioner is represented by Krieg DeVault.

Ms. Vukusich presented the Text Amendment request. The location in question is Parcel 9 within the Gray Eagle PUD. The Text Amendment is for the barrier netting system and 5000 sq. ft. restaurant. Staff recommends approval. The architecture has already been approved by the PUD Committee and still needs TAC approval. The drawings of the netting were discussed and compared to Top Golf. The height is 10 feet less (160 ft.) compared to the 170 ft. height at Top Golf. The maximum height does decrease more than the Top Golf netting. The lighting plan was also presented. The Gray

Eagle HOA has approved on 7/13/23, and one Public Comment has been received and shared with Members stating that the height of the netting is not appropriate.

Stephanic Truchan of Krieg DeVault, representing the developer, presented the Petitioner packet information on the facility.

Bill Stuart and Howard Stevenson clarified the height comparison to Top Golf.

Mr. Stevenson opened the Public Hearing.

David Sell (12578 Broadmoor Ct. N.)- he lives in the Graystone Neighborhood to the south, which is closer than Gray Eagle.

A neighborhood meeting has not yet happened at Graystone.

Ms. Truchan confirmed that the meeting would be next week.

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

In committee discussion, Mr. Stuart confirmed that he is not comfortable approving until the Graystone neighborhood meeting has taken place and results are known. Mr. Stevenson asked about any safety concerns for the J. C. Hart apartment complex yet to be built. It was confirmed that a traffic study has been done.

Mr. Stevenson asked for a Motion. Mr. Stuart made a Motion to CONTINUE to the Sept. 6 meeting, seconded by Ms. Logan. The Motion to CONTINUE was approved, 8-0.

c. The Link at Fishers District

Case: TA-23-4

Address: 11100 USA Parkway

Request: Consideration of a text amendment to the Exit 5 / Sunbeam PUD to amend sign standards for The Link at Fishers District building, fka the Navient building, to allow for supplementary monument, wall, and directional signs.

Petitioner: J.R. Knight of Eye4Group on behalf of MJ Wilkow, jr@eye4group.com

Planner: Ross Hilleary, hillearyr@fishers.in.us

Ross Hilleary presented the Test Amendment for the signage at the Link, fka Navient. The main Navient sign has been removed and one still remains for them as a tenant. There is a comprehensive sign package which covers the 5 doors. The secondary tenant is IU Health. Staff recommends approval.

Jennifer Leary presented the multi-tenant concept for this building. Burn Boot Camp is already planning to move in.

Kim Logan confirmed that the old brick house is not a part of this property.

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

Mr. Stevenson asked for a Motion. Mr. Stuart made a Motion to approve, seconded by Mr. Molter. The Motion was confirmed, 8-0.

New Business

RDC Resolution - Professional Sports & Convention Development Area

Megan Vukusich presented that the Resolution (signed by the RDC) confirms that the PDSA area, a regional destination, conforms to the Fishers 2040 Plan vision.

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

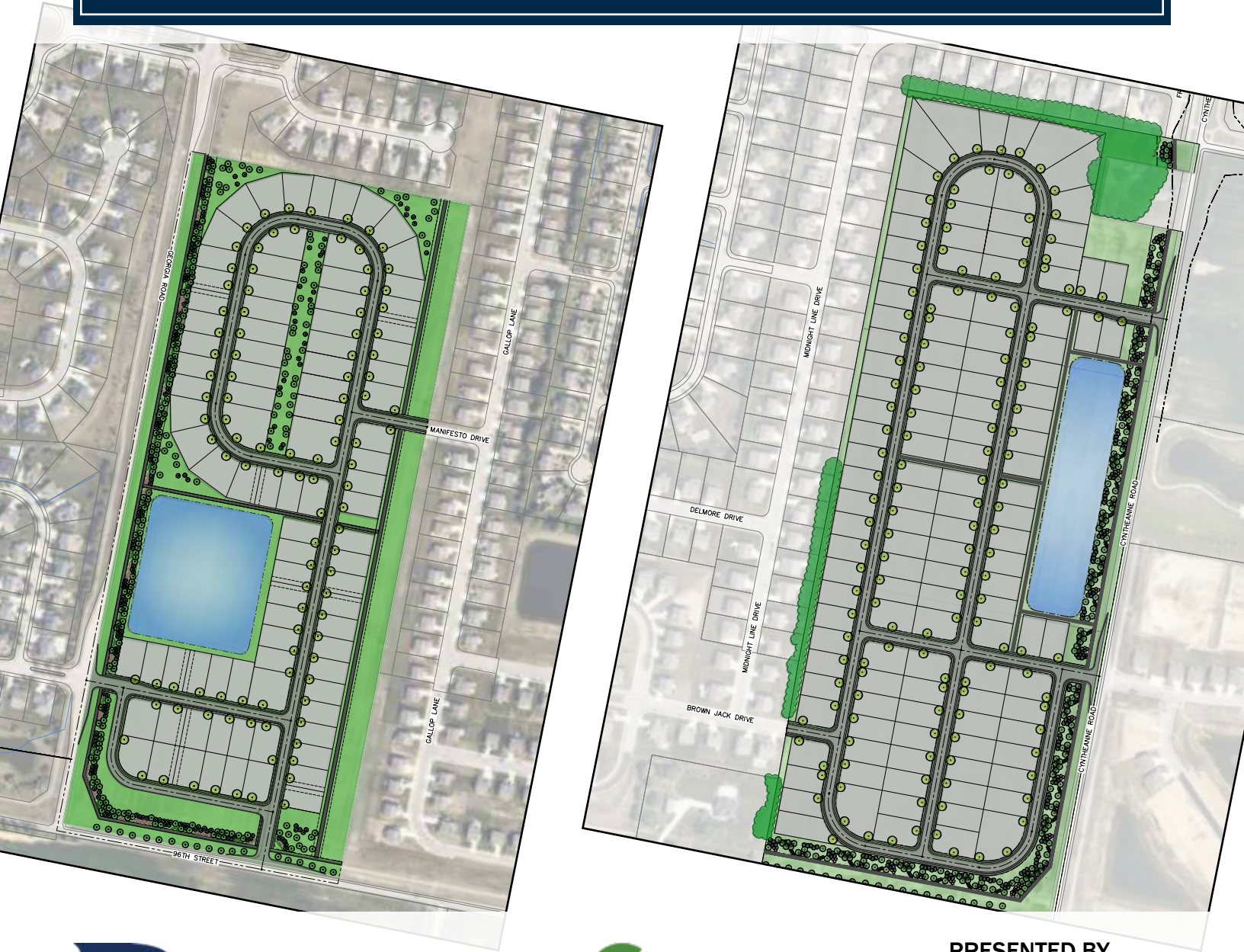
The Meeting was adjourned at 6:30 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary

Flat Fork

Planned Unit Development



Ryan
Homes



PRESENTED BY
J. MURRAY CLARK, ESQ.

faegre
drinker

Plan Commission | September 6, 2023

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FLAT FORK PUD

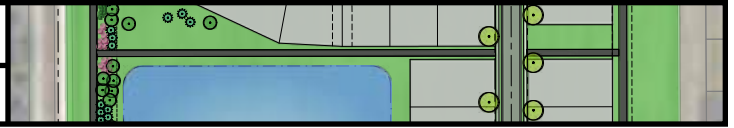


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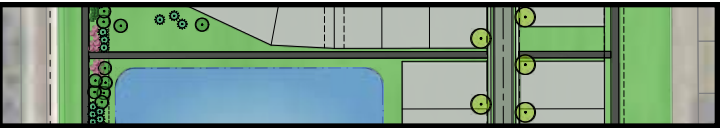
<u>Tab 1</u>	Executive Summary
<u>Tab 2</u>	Aerial Location Map
<u>Tab 3</u>	Overall Concept Plan
<u>Tab 4</u>	Georgia Road Neighborhood
<u>Tab 5</u>	Cyntheanne Road Neighborhood
<u>Tab 6</u>	Rear Covered Porch Photographs
<u>Tab 7</u>	Garage Door Exhibit
<u>Tab 8</u>	Proposed PUD Ordinance

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.

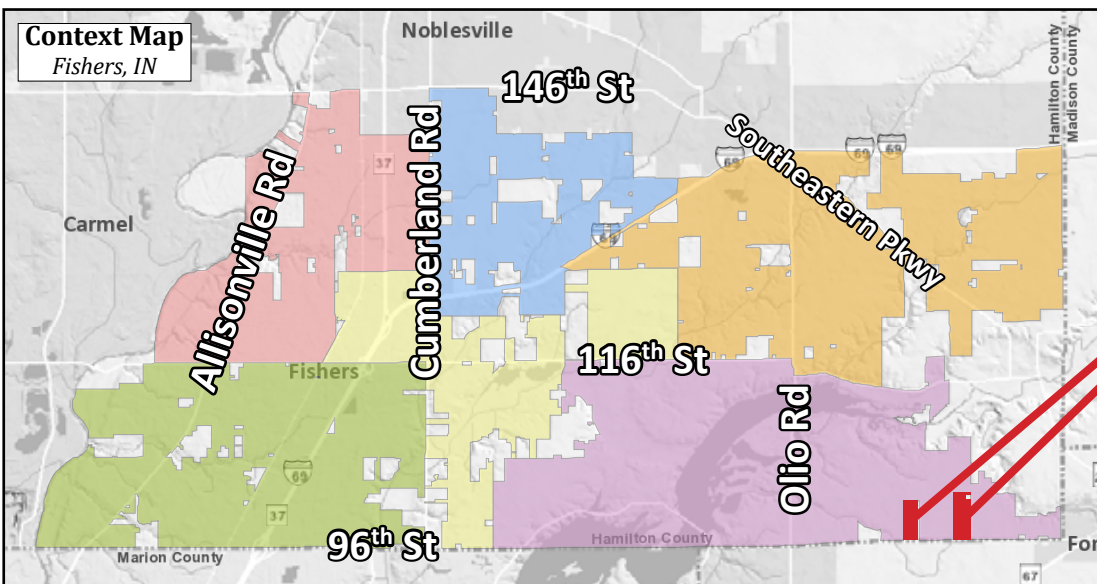
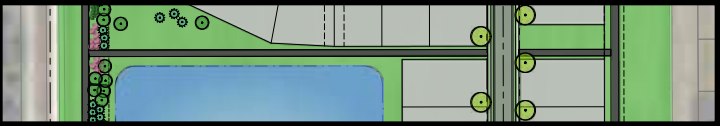
If approved, then site development work is anticipated to begin next year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

FLAT FORK PUD



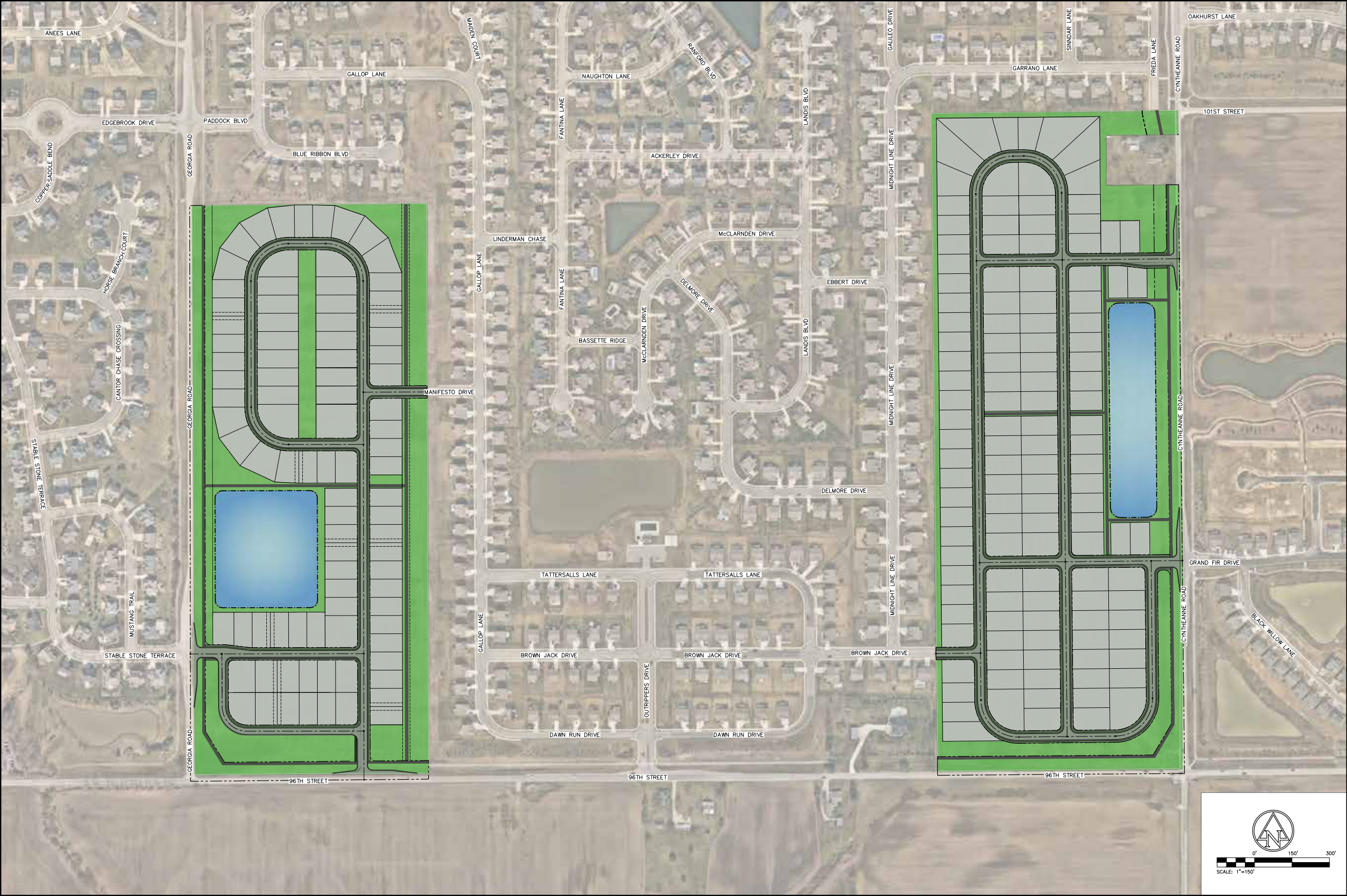
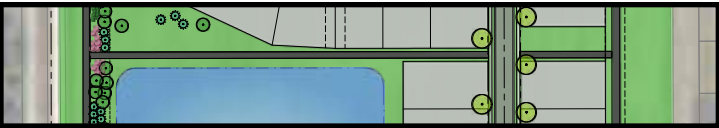
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TAB 3

OVERALL CONCEPT PLAN

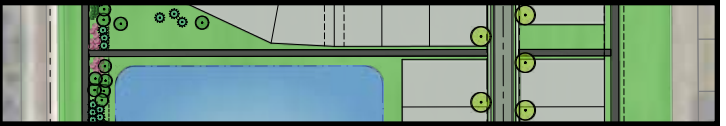
FLAT FORK PUD



TAB 4

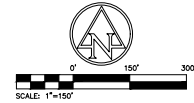
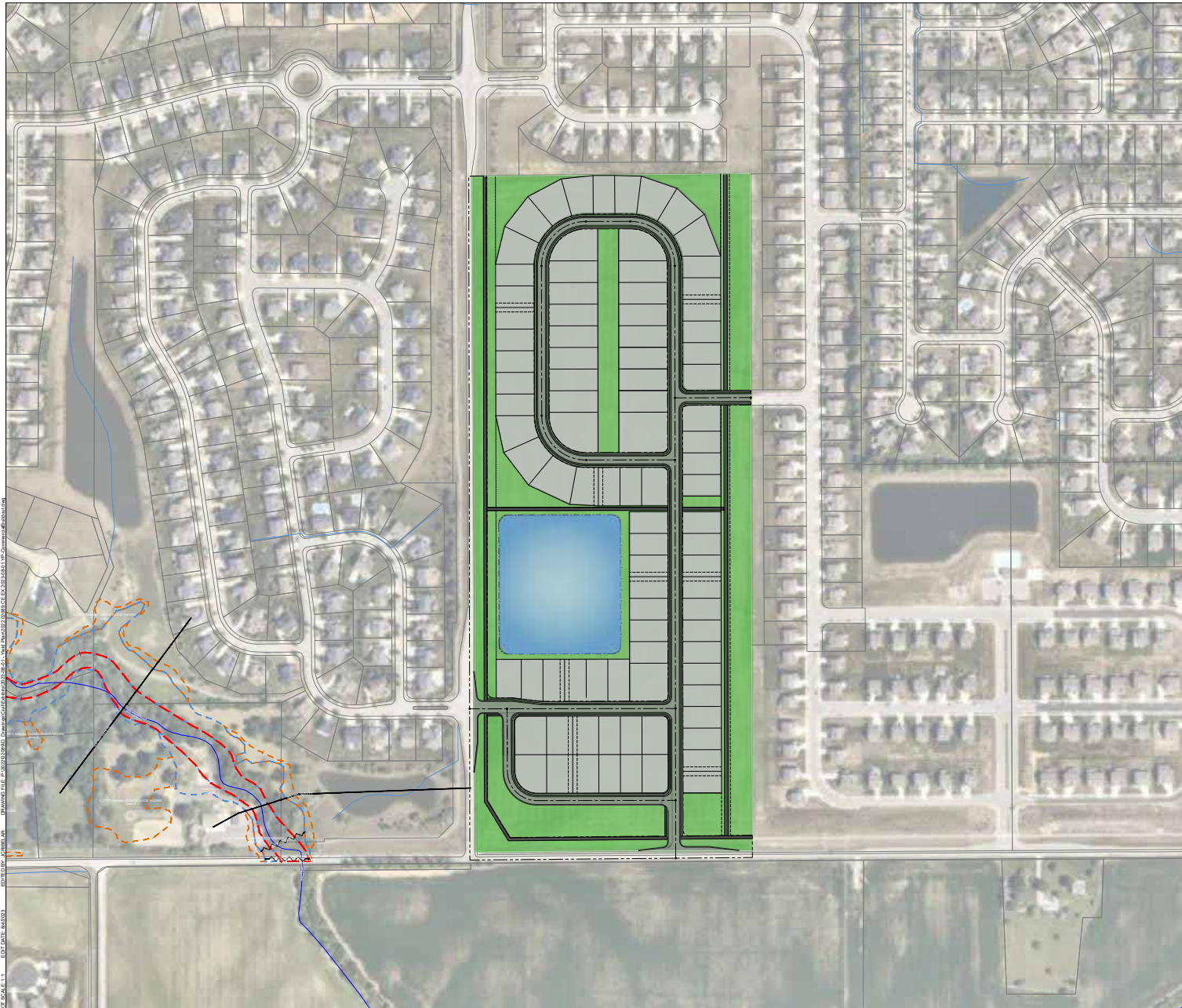
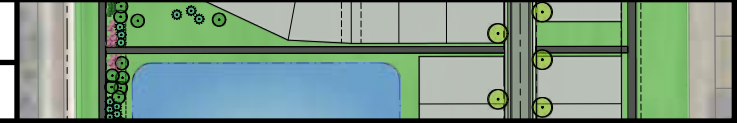
GEORGIA ROAD NEIGHBORHOOD, SITE PLAN

FLAT FORK PUD



GEORGIA ROAD NEIGHBORHOOD, YIELD PLAN

FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	2,550.39 AC.
PUBLIC RIGHT-OF-WAY (R/W):	89.79 AC. (19.05%)
COMMON AREA:	215.48 AC. (20.75%)
NET POND AREA:	44.39 AC. (8.78%)
TOTAL LOT AREA:	2,221.71 AC. (45.00%)
TOTAL LOTS:	140
GROSS DENSITY (LOTS/GROSS AREA):	1.00
MIN. LOT AREA:	9,000 SF
MIN. LOT WIDTH/FRONTAGE:	73.75'
MIN. LOT DEPTH:	130'
MIN. FRONT YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	30'
LOCAL ROAD LENGTH:	3,601 LF
10' ADJACENT PATH LENGTH:	2,044 LF
10' ADJACENT PATH LENGTH (LOCAL FRONTAGES):	3,629 LF
TYP. R/W WIDTH:	50' (LOCAL ROAD) 100' (GEORGIA ROAD) 150' (BEECH STREET)



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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

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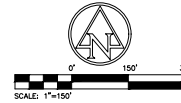
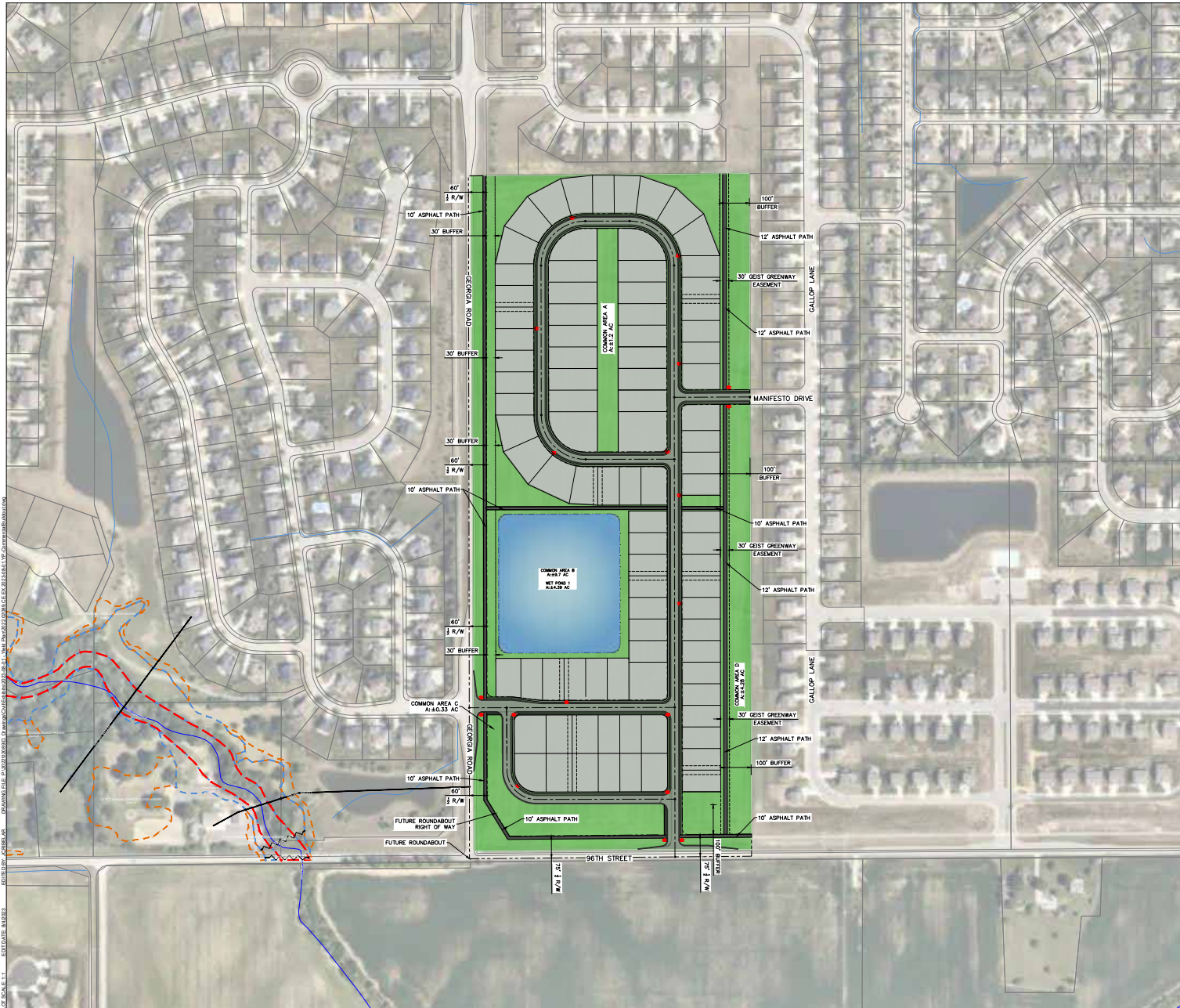
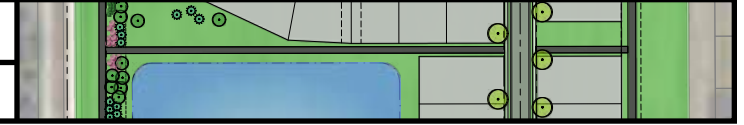
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YIELD PLAN

EX 1

GEORGIA ROAD NEIGHBORHOOD, LIGHTING PLAN

FLAT FORK PUD



SITE LEGEND



LIGHT POLE



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ISSUANCE INDEX

DATE:	8/14/2023
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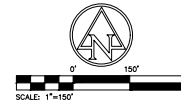
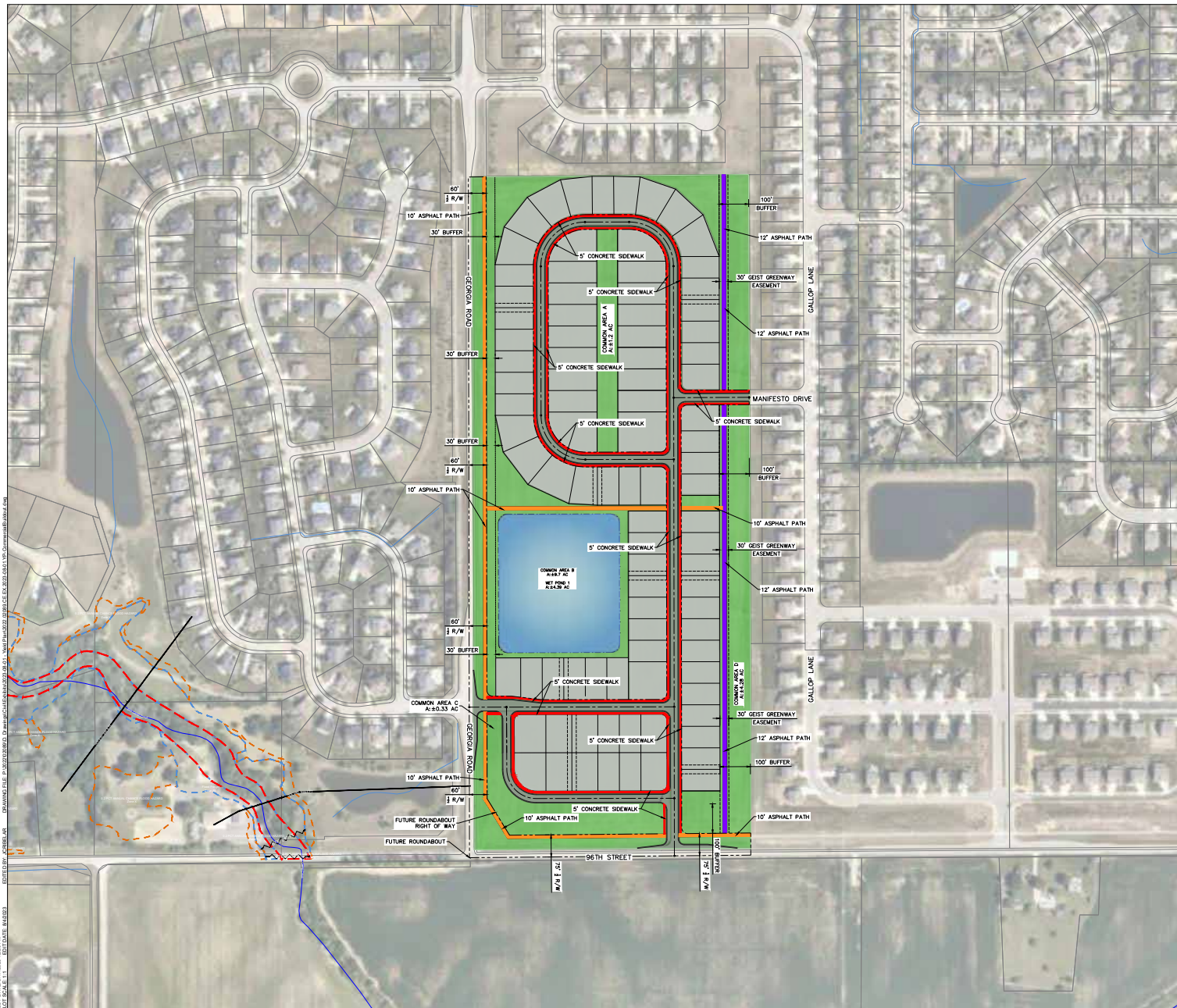
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NO.	DESCRIPTION	DATE

Project Number 2022.02089

LIGHTING PLAN

EX 2

FLAT FORK PUD



5' CONCRETE SIDEWALK:	9,429 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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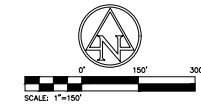
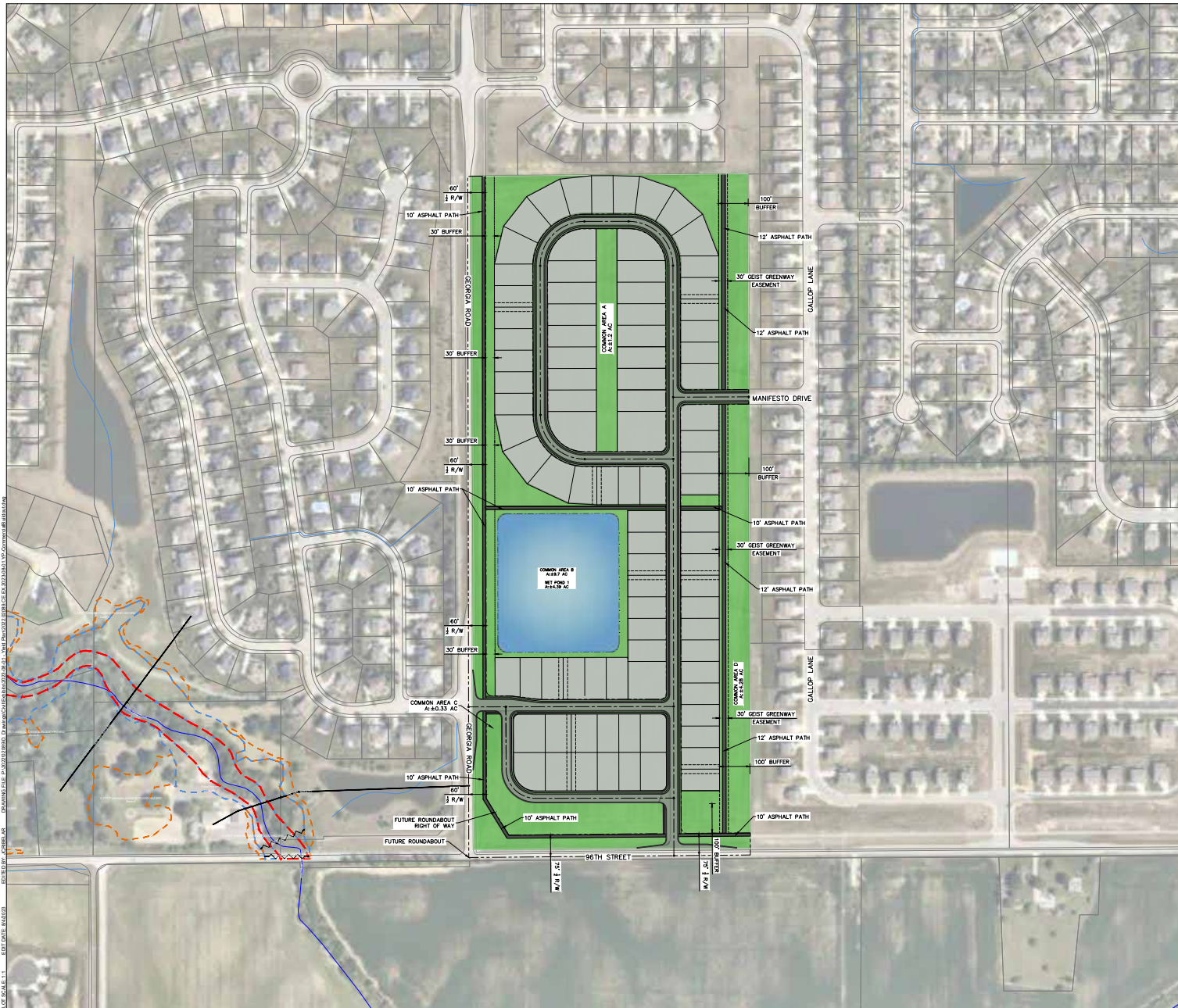
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PROJECT PHASE:
CONCEPTUAL

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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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ISSUANCE INDEX

DATE:

8/4/2023

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REVISION SCHEDULE

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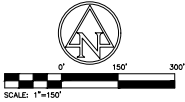
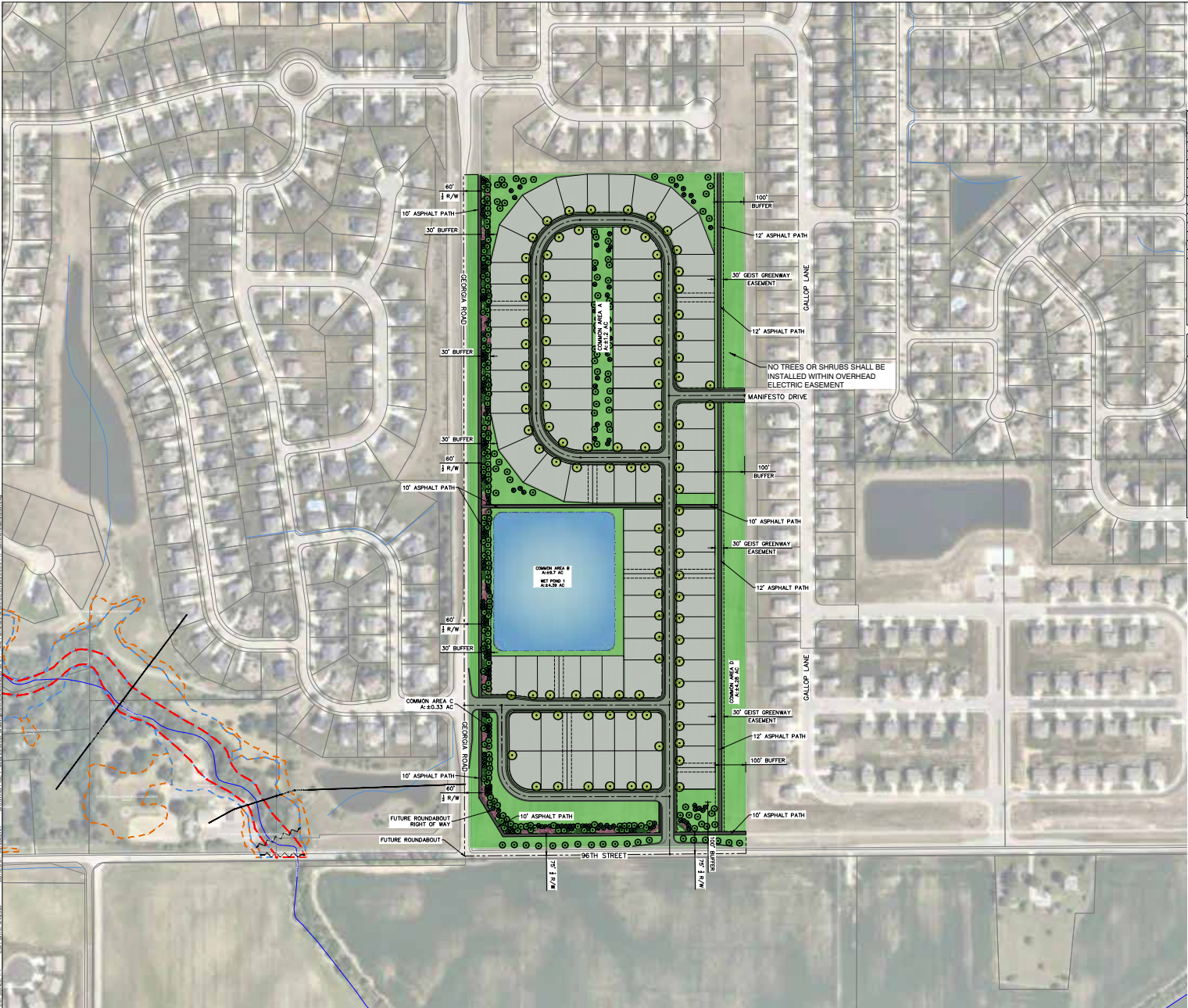
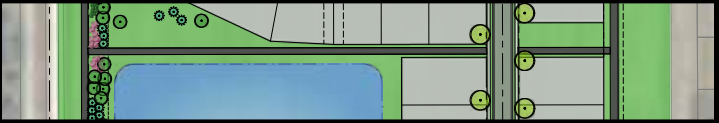
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OPEN SPACE PLAN

EX 4

GEORGIA ROAD NEIGHBORHOOD, LANDSCAPE PLAN

FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	5,50.39 AC.
PUBLIC RIGHT-OF-WAY (R/W):	89.79 AC. (16.0%)
COMMON AREA:	815.48 AC. (30.7%)
NET FOND AREA:	14.39 AC. (0.7%)
TOTAL LOT AREA:	822.71 AC. (45.0%)
TOTAL LOTS:	90
GROSS DENSITY (LOTS/GROSS AREA):	1.7
MIN. LOT AREA:	9,000 SF
MIN. LOT WIDTH/FRONTAGE:	73' / 50'
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)

LANDSCAPE LEGEND

- STREET TREE
- SHADE TREE
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB



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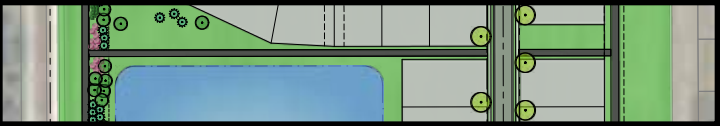
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PROJECT PHASE:	CONCEPTUAL	

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LANDSCAPE PLAN

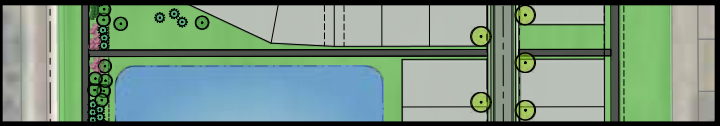
EX 5



ELEVATION L



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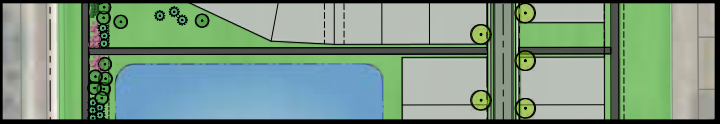
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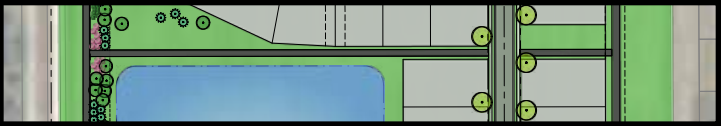
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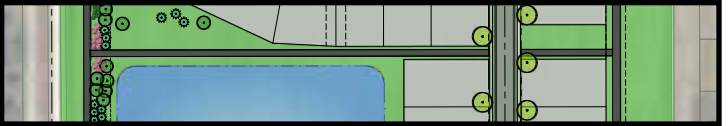
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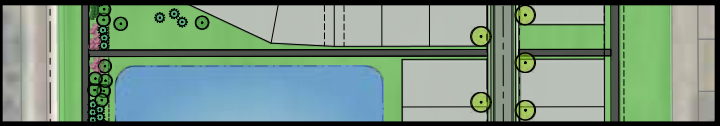


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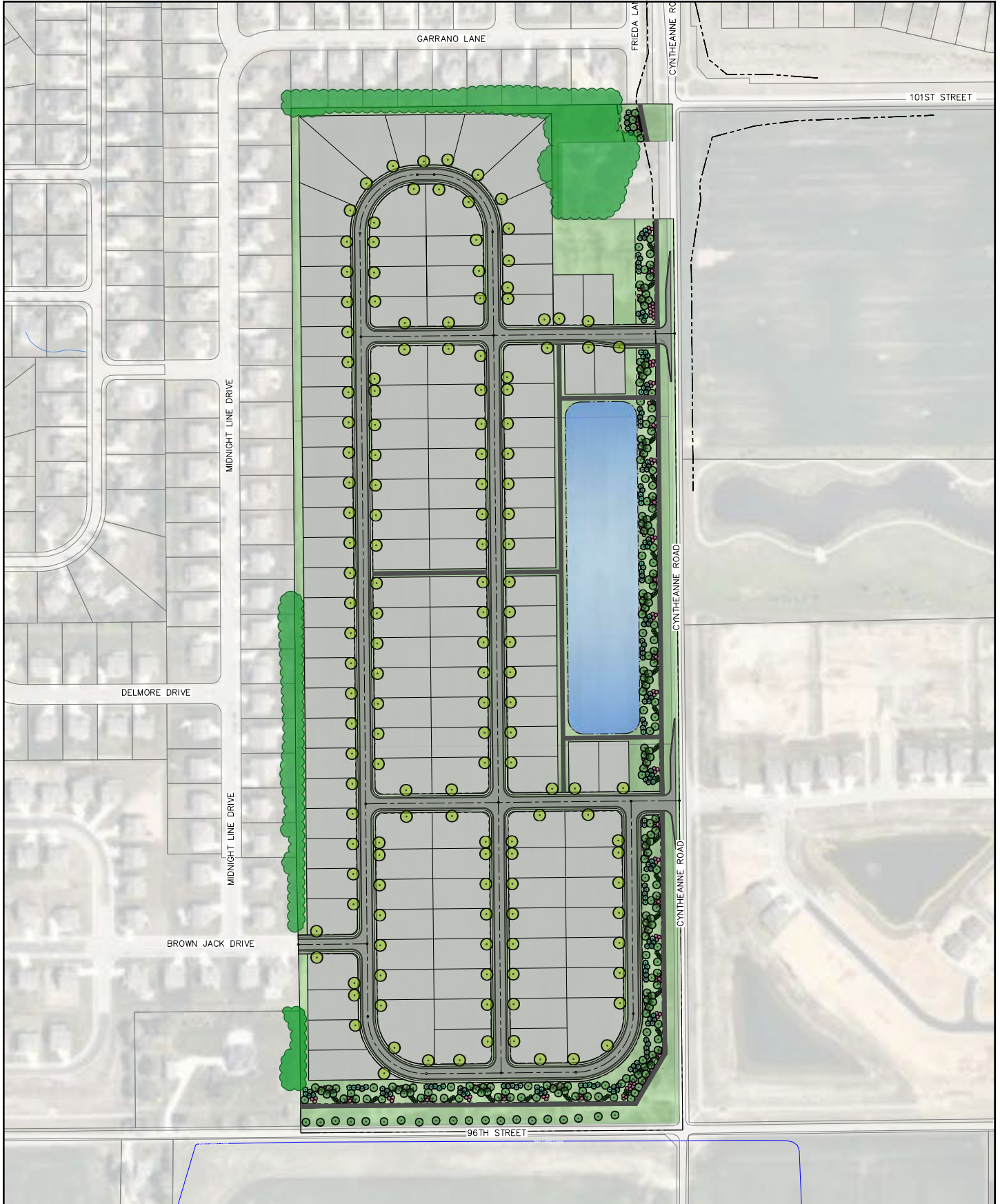
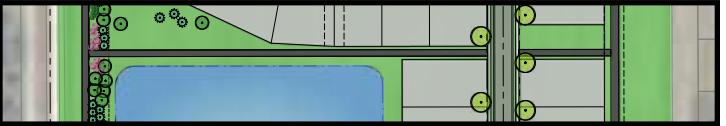
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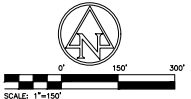
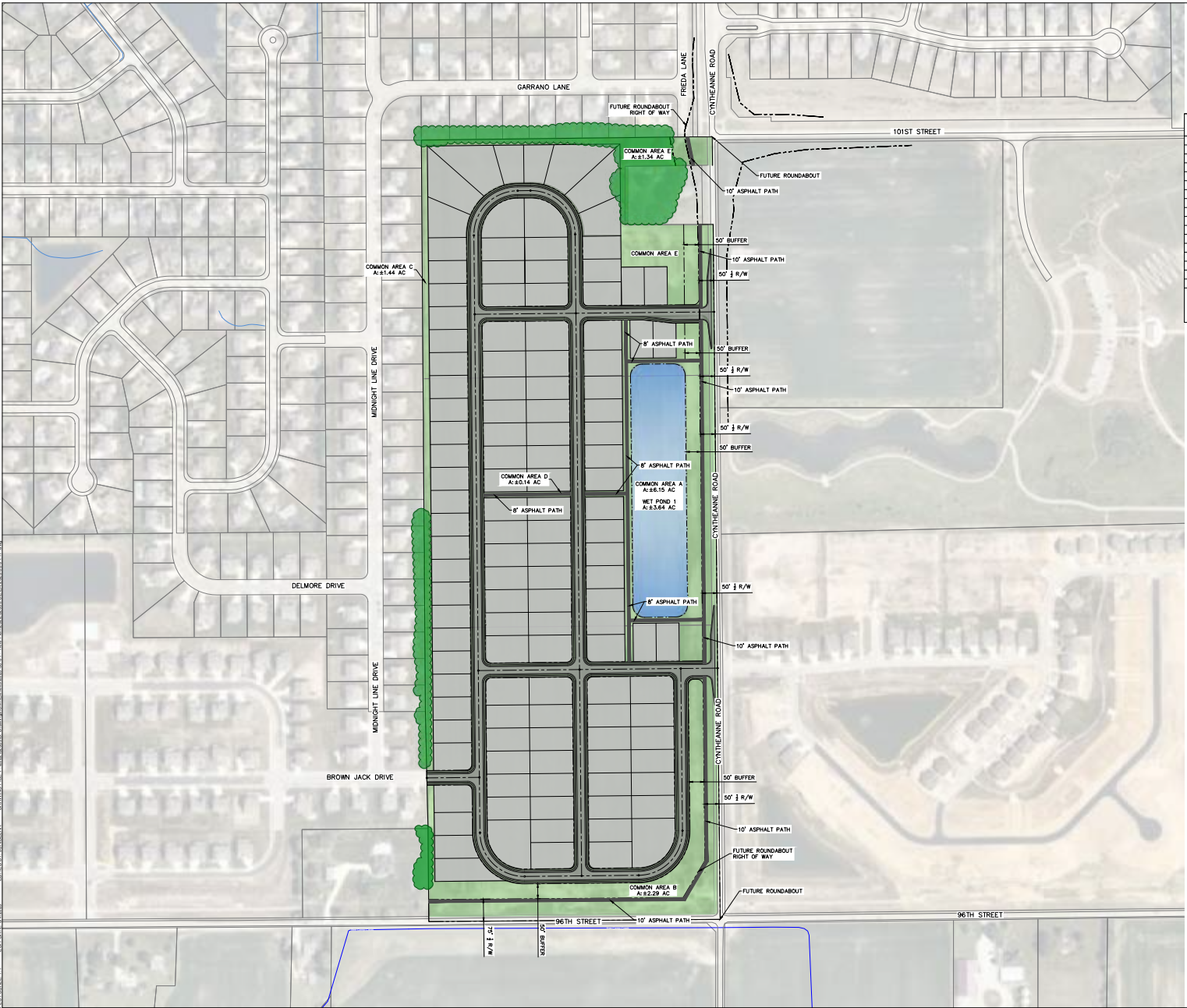
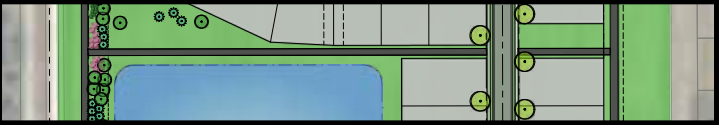
CYNTHEANNE ROAD NEIGHBORHOOD, SITE PLAN

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. (93.2%)
WET POND AREA:	8.64 AC. (6.2%)
TOTAL WET POND AREA:	8.64 AC. (6.2%)
TOTAL LOT AREA:	833.92 AC. (97.0%)
TOTAL LOTS:	124
GROSS DENSITY (LOTS/GROSS AREA):	2.1
MIN. LOT AREA:	9,000 SF
MIN. (TYP.) LOT WIDTH/FRONTAGE:	75/70' (78')
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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RYAN HOMES EAST

96TH STREET AND
CYNTHEANNE ROAD
Fishers, IN

CERTIFIED BY

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

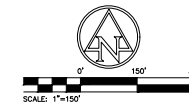
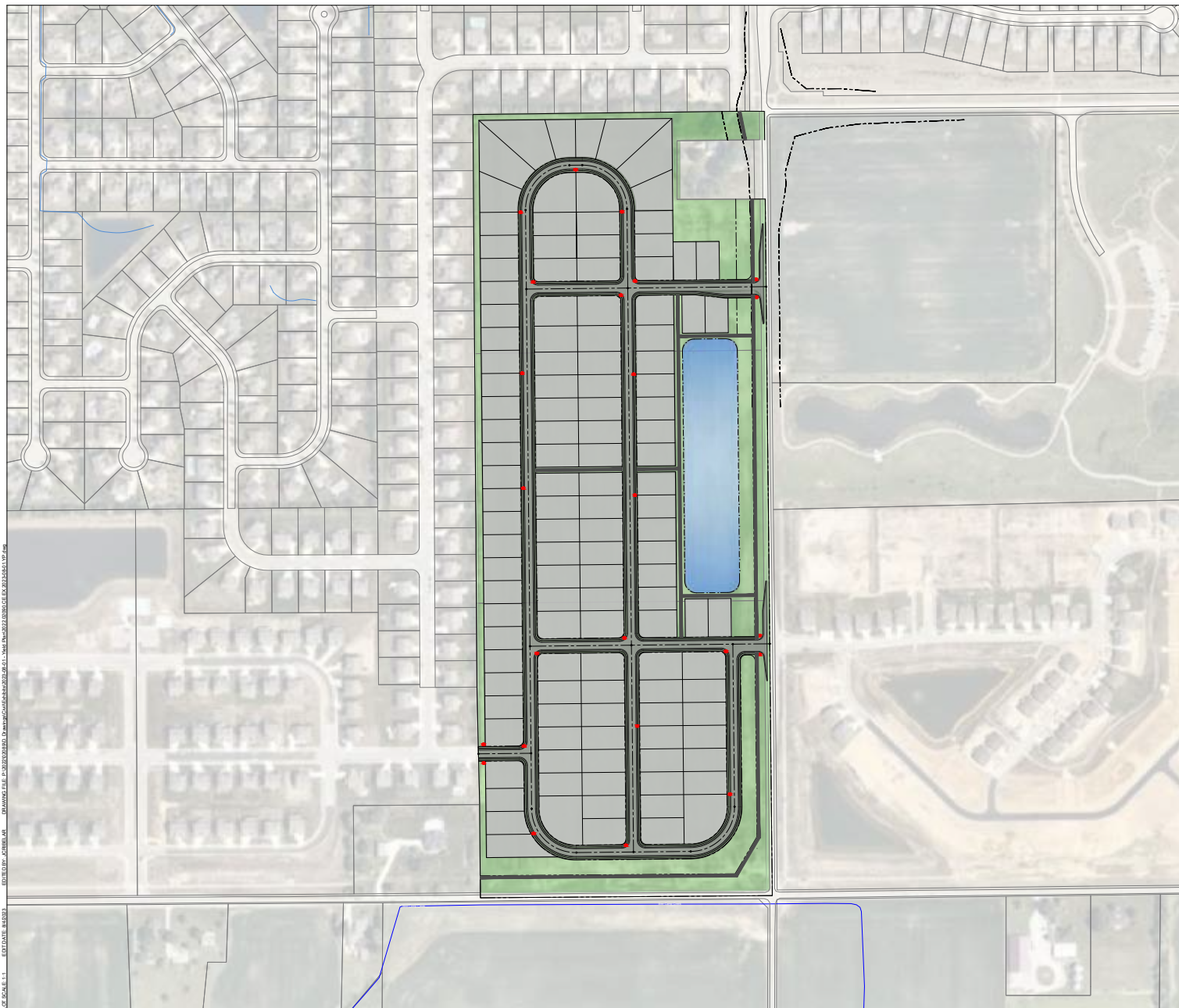
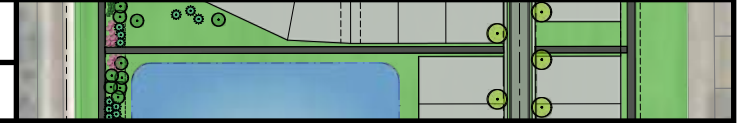
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2022.02090

YIELD PLAN

EX 1

FLAT FORK PUD

 LIGHT POLE

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

96TH STREET AND
CYNTHIANNE ROAD

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

[illegible]

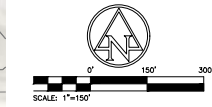
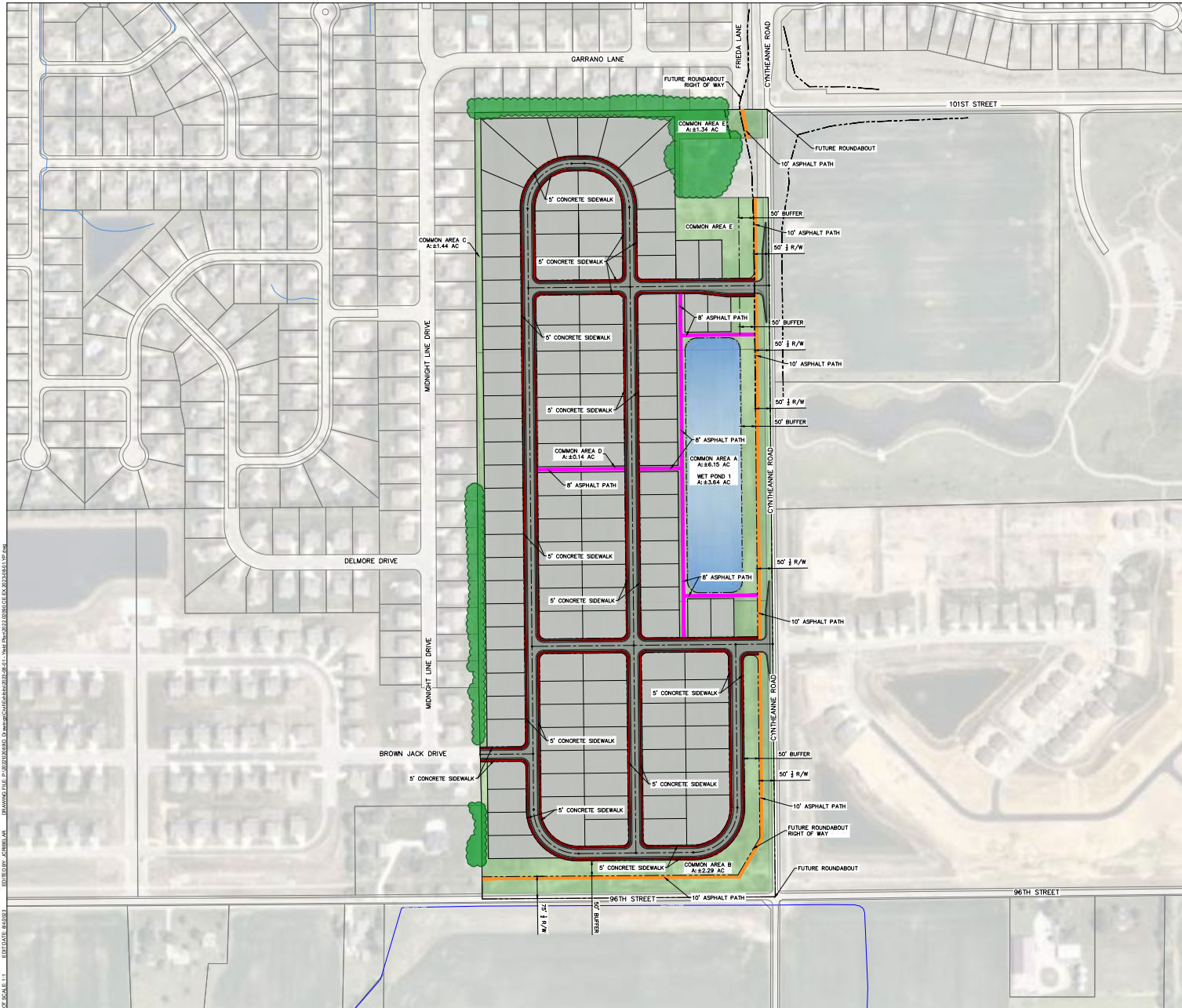
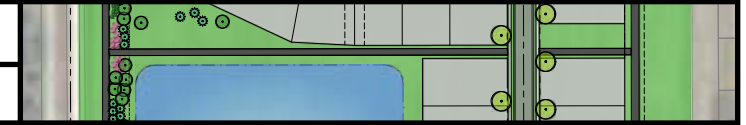
Project Number	2022.02090
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LIGHTING PLAN

EX 2

CYNTHEANNE ROAD NEIGHBORHOOD, PEDESTRIAN PLAN

FLAT FORK PUD



SITE DATA TABLE

5' CONCRETE SIDEWALK:	14,745 LF
8' ASPHALT TRAIL:	2,098 LF
10' ASPHALT TRAIL:	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

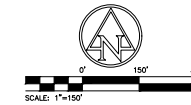
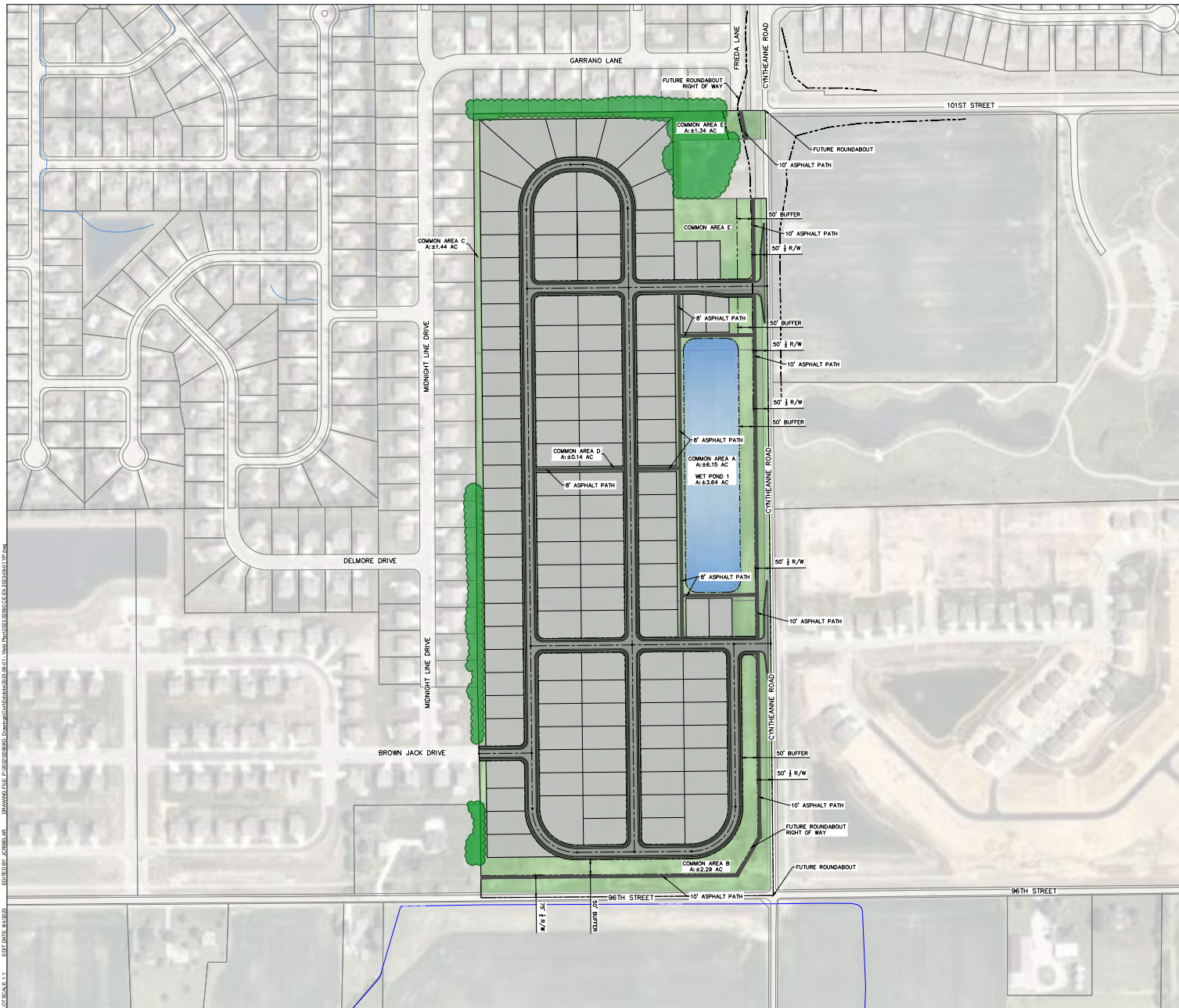
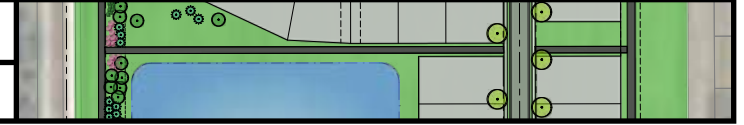
Project Number 2022.02090

PEDESTRIAN PLAN

EX 3

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]

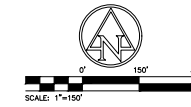
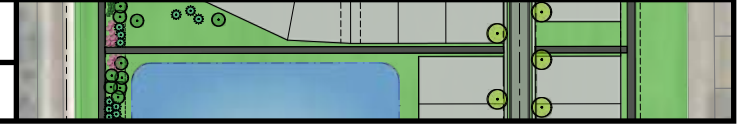
Project Number	2022.02090
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OPEN SPACE PLAN

EX 4

CYNTHEANNE ROAD NEIGHBORHOOD, LANDSCAPE PLAN

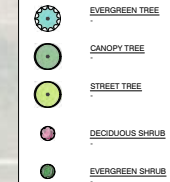
FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	R-
GROSS AREA:	±59.00 AC.
PUBLIC RIGHT-OF-WAY (R/W):	±13.67 AC. (23.2%)
CONV. AREA:	±11.96 AC. (20.3%)
NET PAVED AREA:	±3.64 AC. (6.2%)
TOTAL BLOCK AREA:	±8.00 AC. (13.9%)
TOTAL LOT AREA:	±33.92 AC. (57.4%)
TOTAL LOTS:	12
GROSS DENSITY (LOTS/GROSS AREA):	2
MIN. LOT AREA:	9,000 SQ. FT.
MIN. LOT W/TH/FRONTAGE:	73' 50"
TY. LOT DEPTH:	120'
MIN. FRONT YARD SETBACK:	20'
MIN. SIDE YARD SETBACK:	7'
MIN. REAR YARD SETBACK:	30'
LOCAL ROAD LENGTH:	8.071 MI.
ASPHALT TRAIL:	5.295 MI.
R/W, R/W WIDTH:	100' (CYNTHIANE ROAD)
	150' (96TH STREET)
	100' (101ST STREET)

LANDSCAPE LEGEND



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CYNTHEANNE ROAD

Fishers, IN

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ISSUANCE INDEX

DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

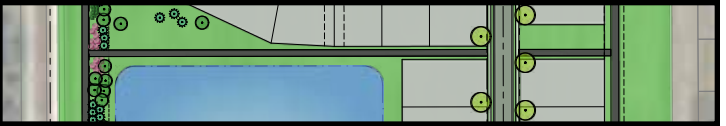
REVISION SCHEDULE

[illegible]

Project Number	2022.02090
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LANDSCAPE PLAN

EX 5



ELEVATION K



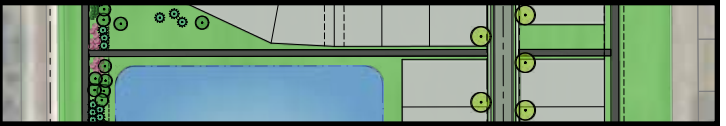
ELEVATION L



CORSICA

NORMANDY, ILLUSTRATIVE ARCHITECTURE

FLAT FORK PUD - CYNTHEANNE ROAD



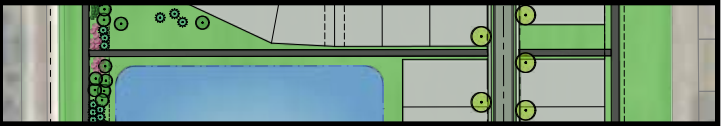
ELEVATION K



ELEVATION L



NORMANDY



ELEVATION K



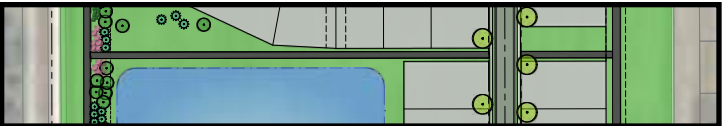
ELEVATION L



YORK

BEAR RUN, ILLUSTRATIVE ARCHITECTURE

FLAT FORK PUD - CYNTHEANNE ROAD



ELEVATION K

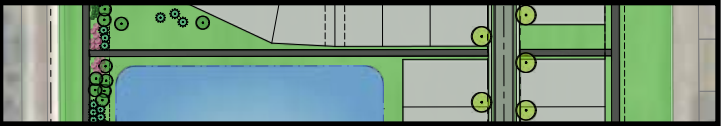


ELEVATION L



OAK PARK, ILLUSTRATIVE ARCHITECTURE

FLAT FORK PUD - CYNTHEANNE ROAD

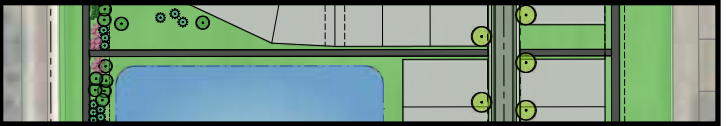


ELEVATION K



ELEVATION L



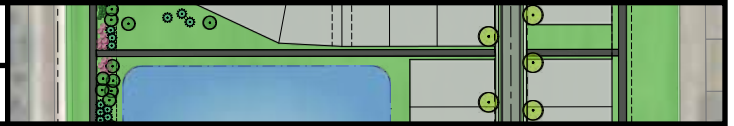


ELEVATION K



ELEVATION L





ELEVATION K



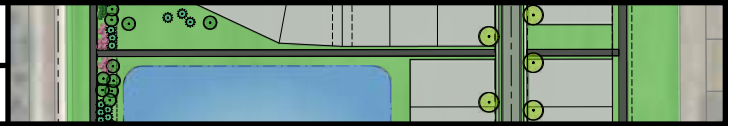
ELEVATION L



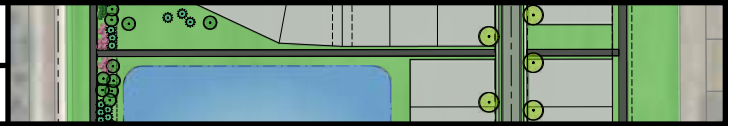
TAB 6

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

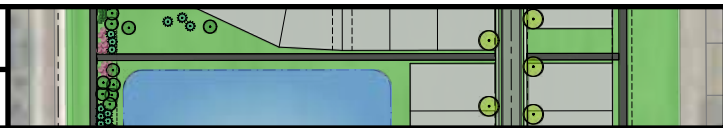


*Wayne Dalton uses a calculated door section R-value for our insulated doors.

The Builder Select Series

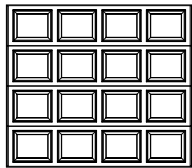
GARAGE DOOR EXHIBIT

FLAT FORK PUD

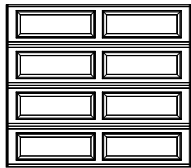


1 Choose Your Style

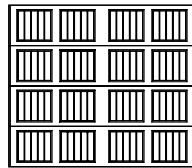
Doors shown are 8'x7'. Other sizes may have different panel configurations.



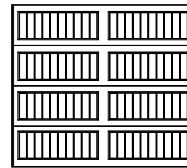
Colonial



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



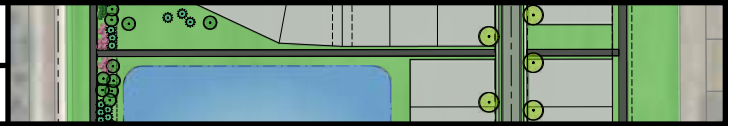
Arched Stockton



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



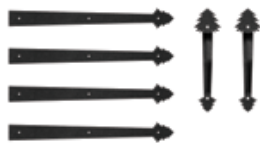
Aspen



Barcelona



Bean



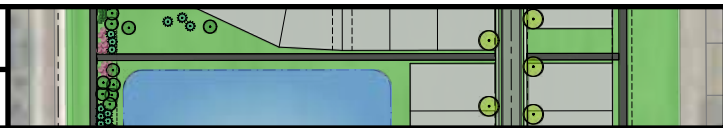
Conifer



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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TAB 8

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 September 6, 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.

**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

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

Exhibit A – Real Estate Description and Depiction

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)

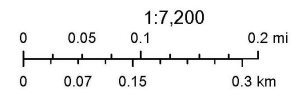
Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

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.



— County Boundary

▣ Real Estate



2023

Exhibit B – FLAT FORK PUD



Planning & Zoning Department

City of Fishers

Ordinance: 041723C



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

1. Declaration

- a. Ordinance No. 041723C (this "Ordinance")
- b. Adopted: September 18, 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.

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 220 lots.

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

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

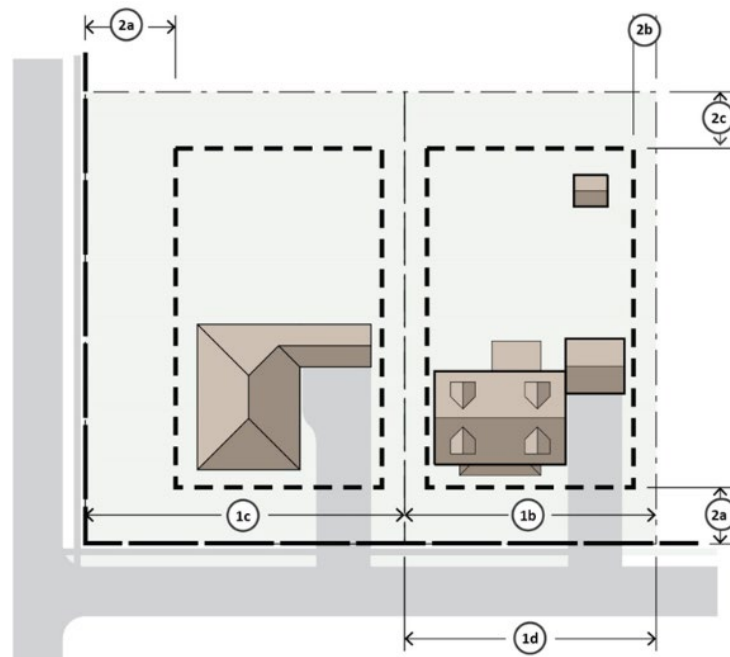
(1) *Sec. 3.2.6. R5 Residential District:* Shall not apply; instead, the following shall apply:

Development Standards for the western PUD portion along Georgia Road

1. Minimum Lot Dimensions	
1a. Lot area	9,000 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	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	90

Development Standards for the eastern PUD portion along Cyntheanne Road

1. Minimum Lot Dimensions	
1a. Lot area	9,000 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.

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.
- (2) Residential dwellings shall incorporate at least two (2) types of modulation in the front façade plane, including, but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass.
- (3) Front façades equal to or longer than 20' 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.
- (4) 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.
- (5) Roof Standards
 - (i) *Subsections 6.3.4.B.3.a. and 6.3.4.B.3.b. Residential Design; Residential Building Form; Roof Standards:* Shall not apply.
 - (ii) 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.
- (6) Garage Design
 - (i) *Subsection 6.3.4.B.4.a. Residential Design; Residential Building Form; Automobile Storage Standards:* Shall apply. However, there shall be no setback requirement for garages from the front façade plane.
 - (ii) *Subsection 6.3.4.B.4.c. Residential Design; Residential Building Form; Automobile Storage Standards:* Shall not apply.
 - (iii) 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).
 - (iv) 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**.
- (7) Residential Materials
 - (i) *Subsection 6.3.4.D.2.a. Residential Design; Residential Materials; Standards:* Shall not apply.
 - (ii) 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.

- (iii) *Subsection 6.3.4.D.2.e. Residential Design; Residential Materials; Standards:* Shall not apply.
- (8) 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.
- 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 installation of street trees planted in a front yard of an individual homeowner's property 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 not 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.

(3) *Subsection 8.2.6. Pedestrian Network:* Shall apply, except that the location and width of sidewalks and paths shall be provided 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 not apply. Instead, the following shall apply:

(1) Open Space shall be provided as generally shown on the Concept Plans.

(2) A declaration shall reserve and dedicate to the City either a thirty (30) foot wide fee simple title or a thirty (30) foot wide trailway 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.

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.

(Remainder of page intentionally left blank.)

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.



- County Boundary
- Real Estate

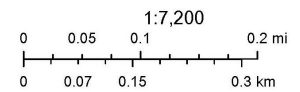


Exhibit B.2 – Concept Plans



Exhibit B.2, continued – Concept Plans

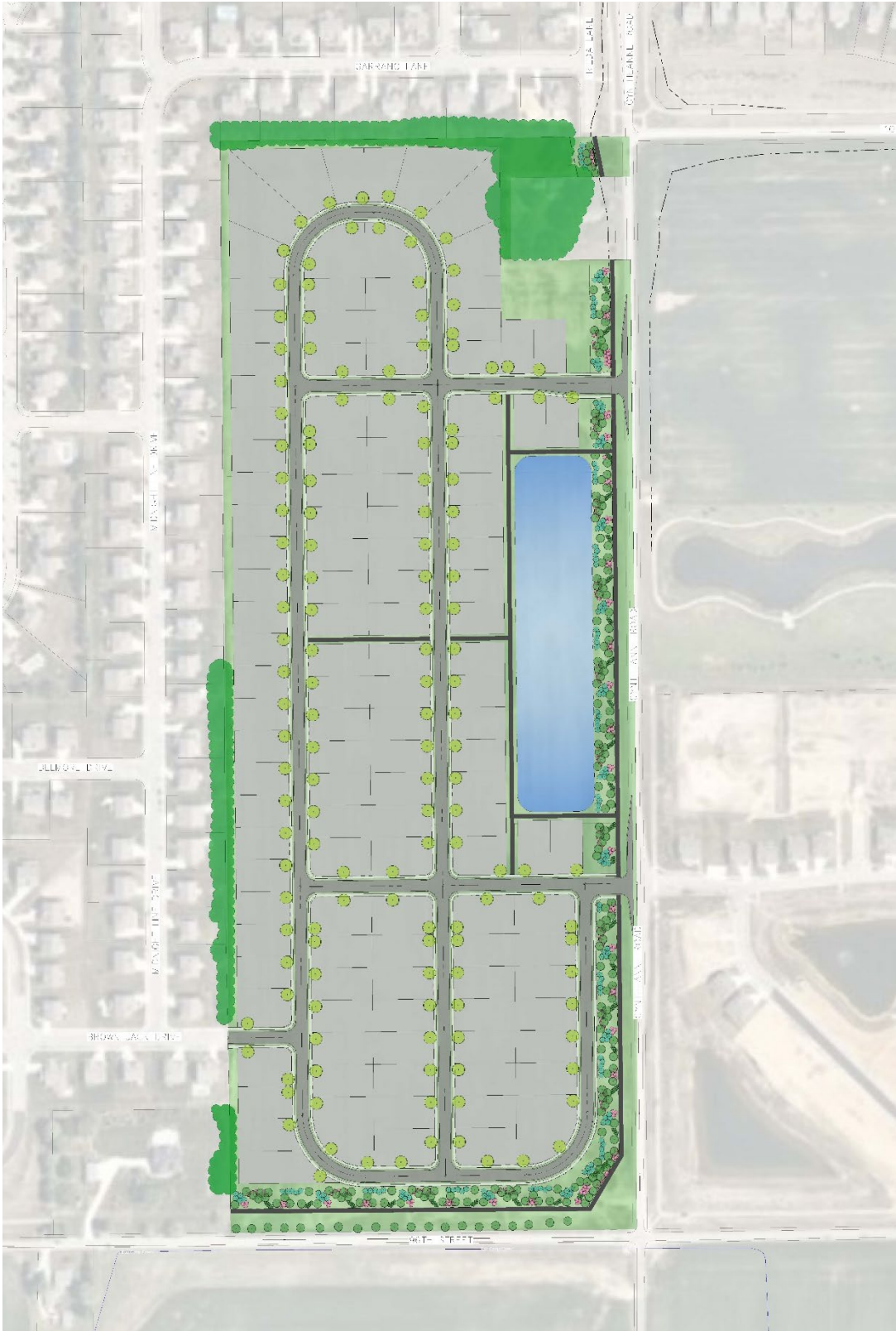


Exhibit B.3 – Illustrative Architectural Exhibit



Exhibit B.3, continued – Illustrative Architectural Exhibit



Exhibit B.4 – Garage Door Exhibit



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



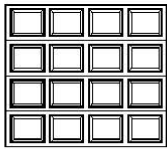
*Wayne Dalton uses a calculated door section R-value for our insulated doors.

The Builder Select Series

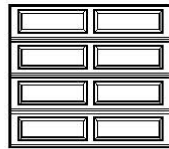
Exhibit B.4, continued – Garage Door Exhibit

1 Choose Your Style

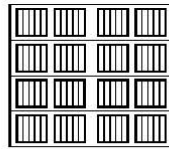
Doors shown are 8'x7'. Other sizes may have different panel configurations.



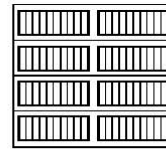
Colonial



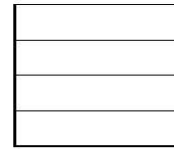
Ranch



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

Exhibit B.4, continued – Garage Door Exhibit

For Ranch Panels



Cascade II



Stockbridge



Cathedral II



Stockton II



Clear II



Arched Stockton



Prairie II



Waterton II



Sherwood II



Williamsburg II

For Sonoma Ranch



Ashton IV



Sherwood IV



Stockton IV (6-Lite)



Waterton IV



Cathedral IV



Stockbridge IV (3-Lite)



Stockton IV (8-Lite)



Williamsburg IV



Cascade IV



Stockbridge IV (4-Lite)



Stockton IV (8-Lite Arched)



Williamsburg IV Single Arch, Double Car



Clear IV



Stockford IV



Stockton IV (12-Lite)



Ruston IV



Stockton IV (4-Lite)



Arched Stockton IV



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

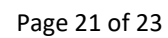


Exhibit B.6 – Pedestrian Connectivity Exhibits

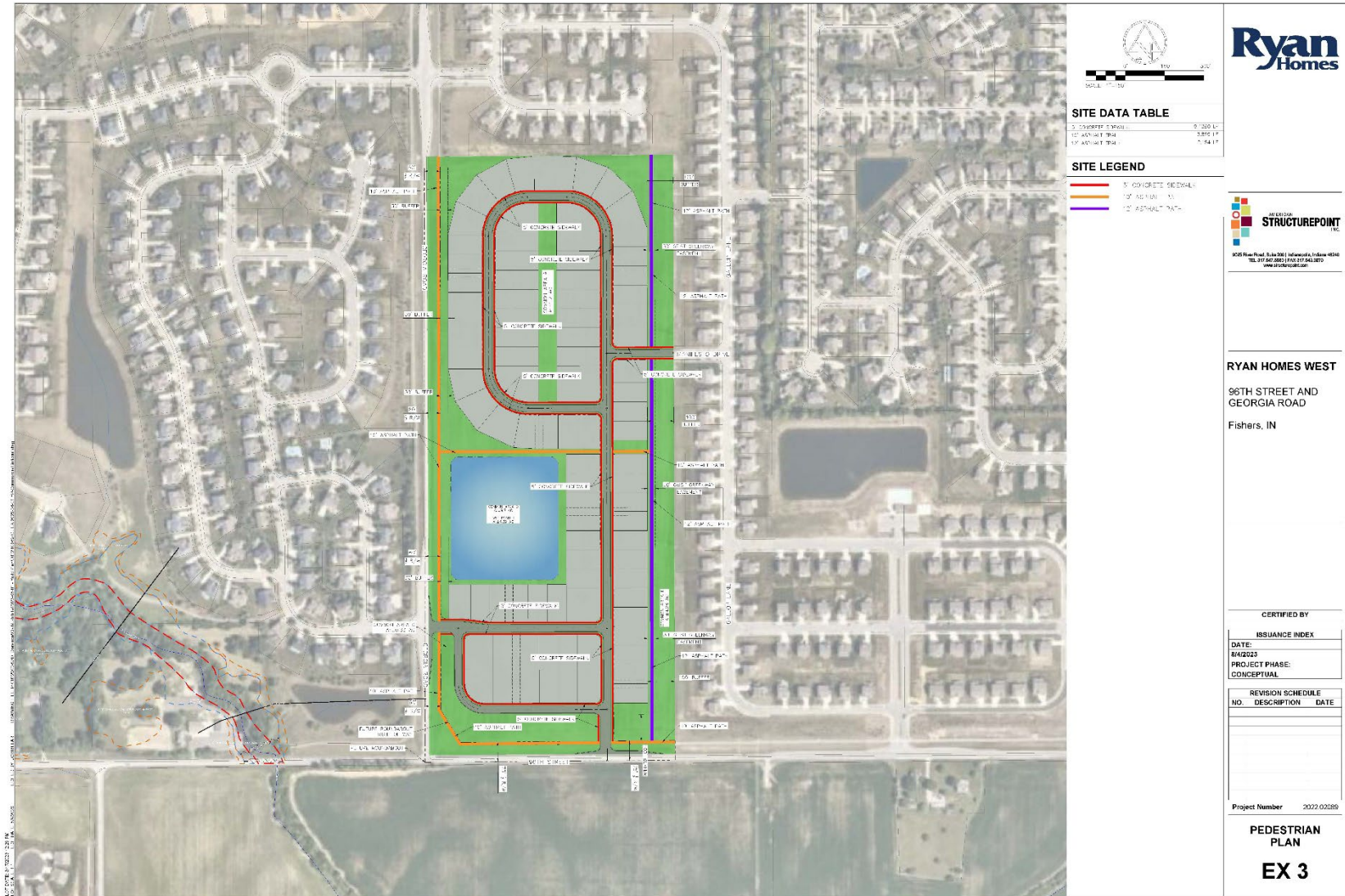
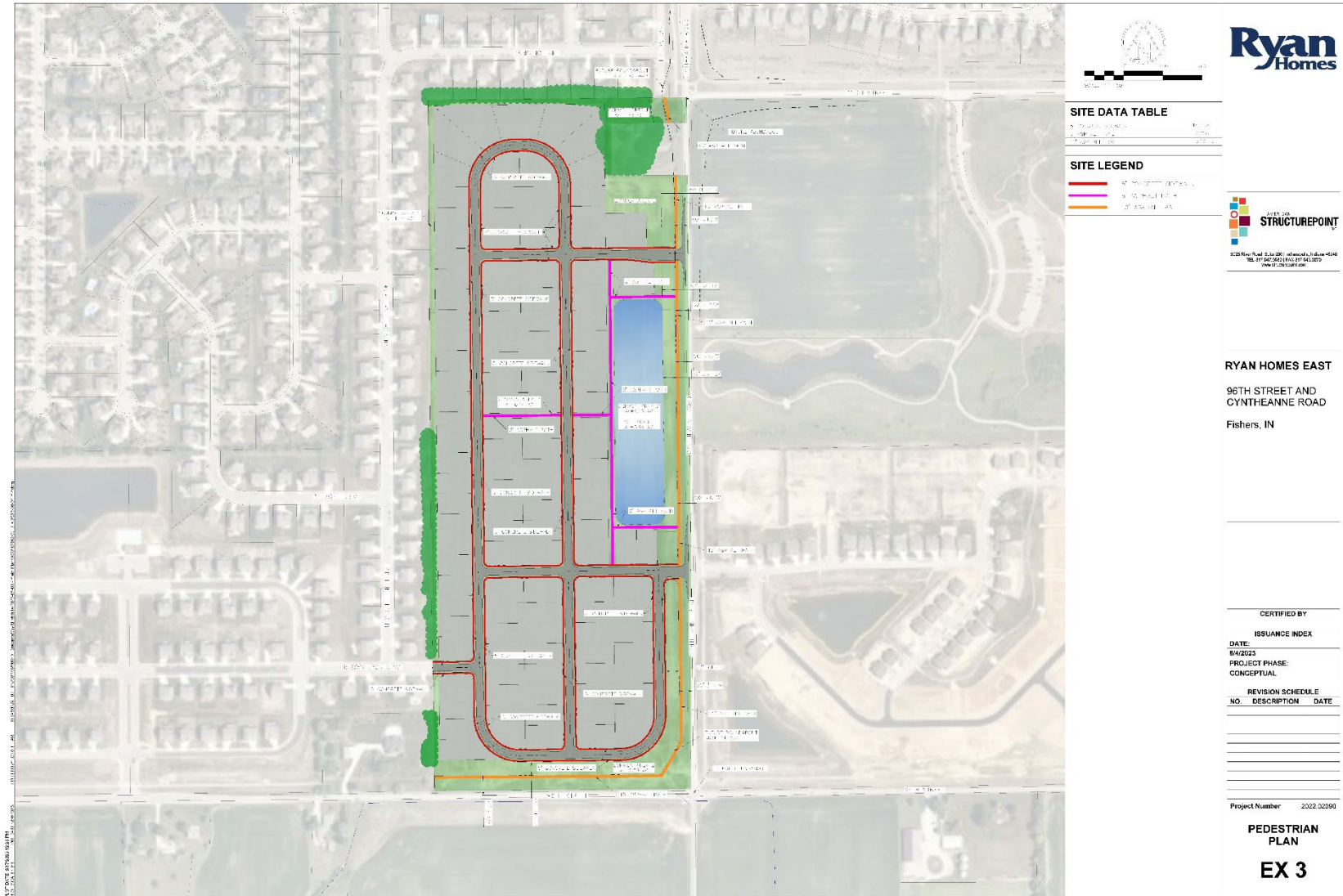


Exhibit B.6, continued – Pedestrian Connectivity Exhibits



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

Copyright © 2023 Formstack, LLC. All rights reserved. This is a customer service email.
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: September 6, 2023

DEPARTMENT CONTACT:

Megan Vukusich, Department of Planning & Zoning, vukusichm@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 220 single-family homes on the north side of 96th Street, between Georgia and Cyntheanne Road. **CONTINUED FROM JUNE 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 220 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

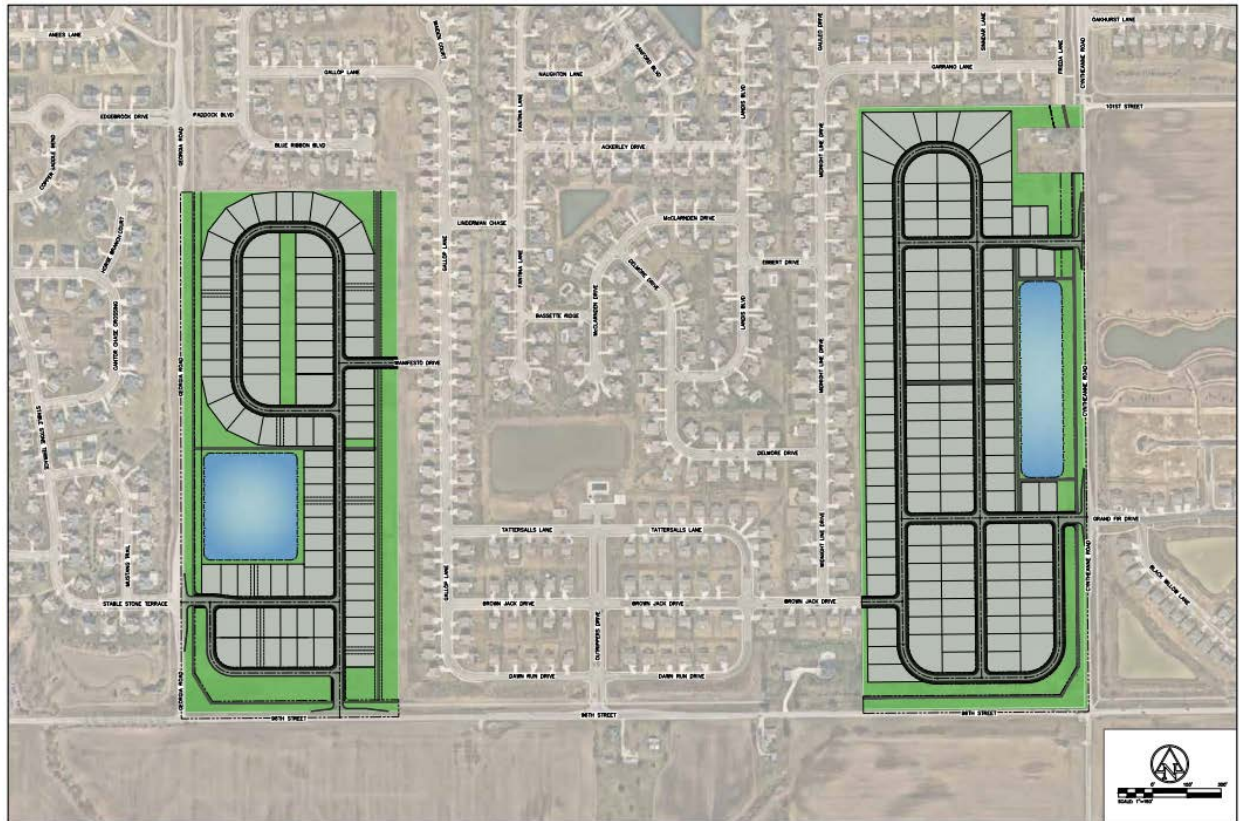
The underlying zoning district for this PUD will incorporate the R5 Residential Zoning District development standards found within the City's Unified Development Ordinance (UDO), except as modified by the proposed ordinance identified below in red. **Several standards have been revised since the June 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	9,000 sf	9,000 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.**

Concept Plan – Georgia & 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 September 6, 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.

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 RAB 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). 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 or 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 – Residential

East: PUDR – Steeplechase – Residential & Open Space – Flat Fork Creek Park, PUDR Bridger Pines II – Residential

South: Hancock County jurisdiction. Residential Uses.

West: PUDM – Southeast Fishers – Residential & PUDR – Steeplechase – Residential

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 petitioner has since met with the surrounding neighbors and Councilman DeReamer 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.

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 September 18, 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

REGISTRATION

INDIANA
ILLINOIS
KENTUCKY
MICHIGAN
OHIO
MISSOURI
TEXAS

August 15, 2023

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

Re: Combined Georgia Road / Cyntheanne Road
Residential Development

Hatem,

At your request, I have reviewed the above-mentioned development, with respect to the number of residential lots and proposed access points.

As it is currently planned, the Georgia Road development has 84 lots and the Cyntheanne Road development is planned for 124 lots. In a review of the Road and Bridge Fee Impact Study completed in 2022 for the City of Fishers, the Georgia Road site was studied with 117 lots and the Cyntheanne Road site 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, 96th Street, and Cyntheanne Road.

Please let me know if you have any questions.

Sincerely,
A&F Engineering Co., LLC

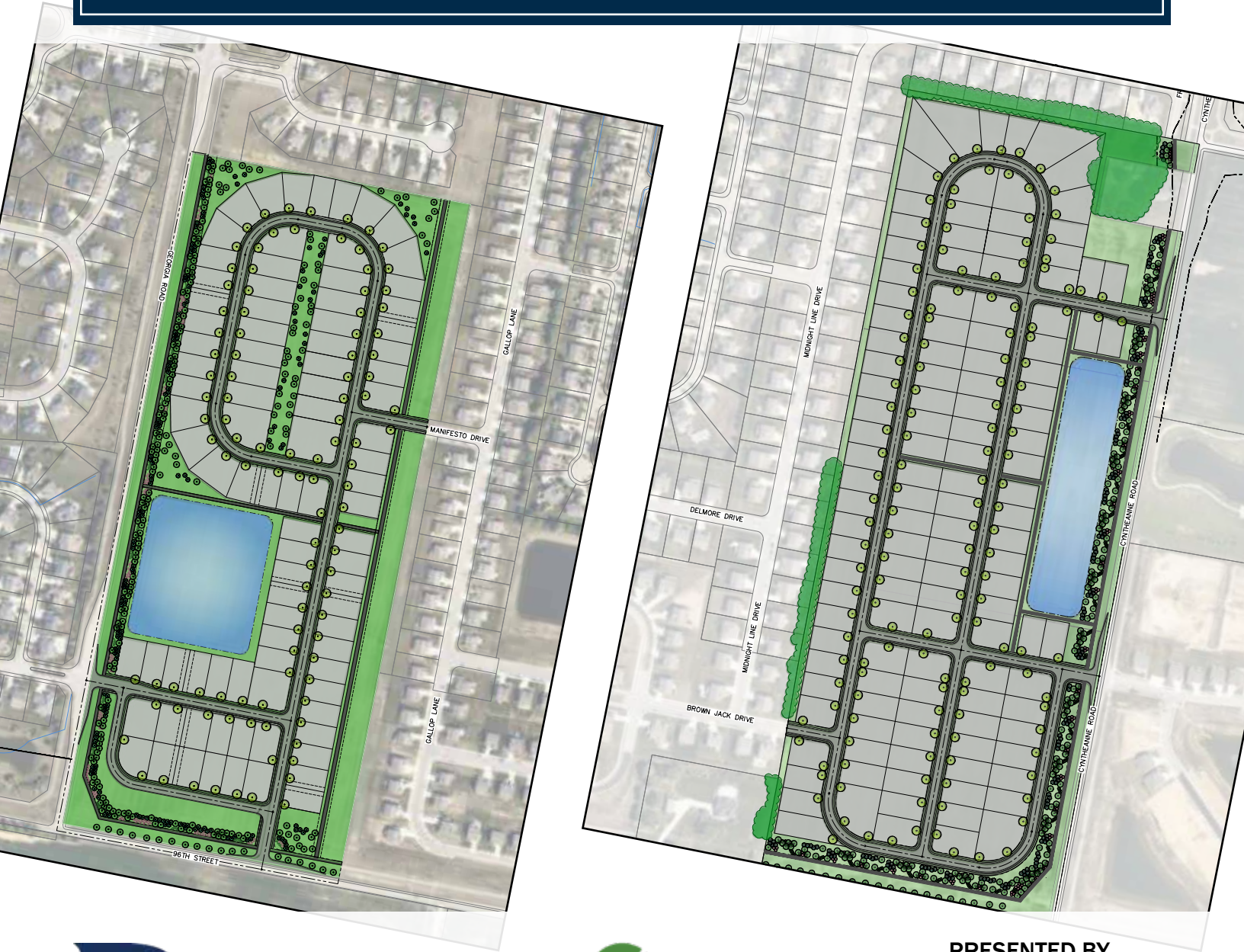


Steven J. Ferhibach, P.E.
President

/cmc

Flat Fork

Planned Unit Development



Ryan
Homes



PRESENTED BY
J. MURRAY CLARK, ESQ.

faegre
drinker

Plan Commission | September 6, 2023

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FLAT FORK PUD

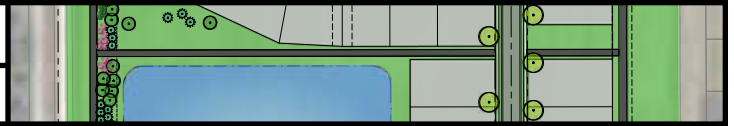


TABLE OF CONTENTS

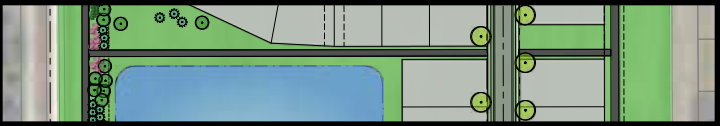
<u>Tab 1</u>	Executive Summary
<u>Tab 2</u>	Aerial Location Map
<u>Tab 3</u>	Overall Concept Plan
<u>Tab 4</u>	Georgia Road Neighborhood
<u>Tab 5</u>	Cyntheanne Road Neighborhood
<u>Tab 6</u>	Rear Covered Porch Photographs
<u>Tab 7</u>	Garage Door Exhibit
<u>Tab 8</u>	Proposed PUD Ordinance

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.

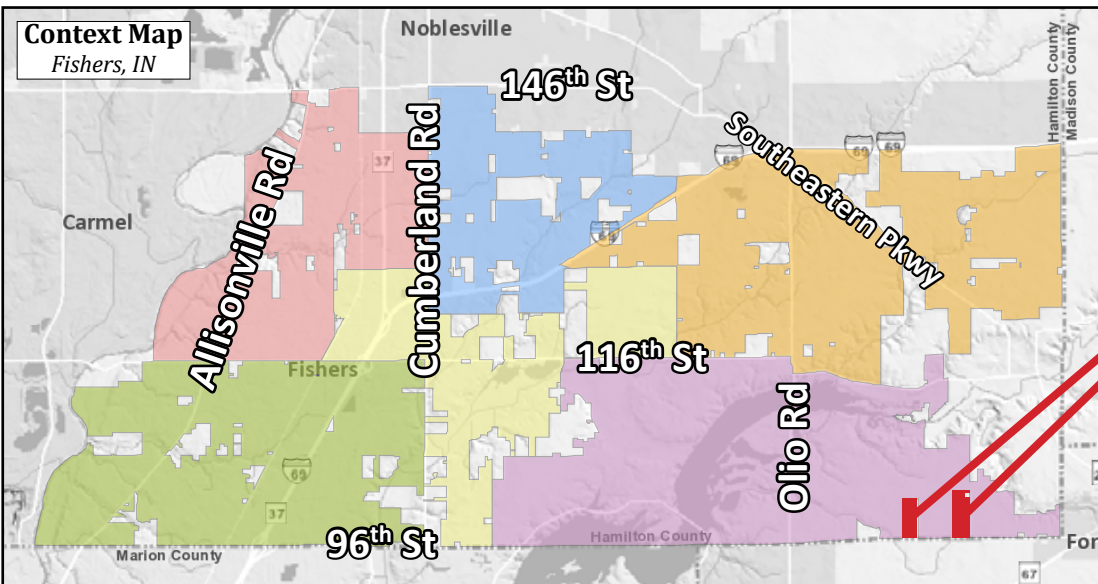
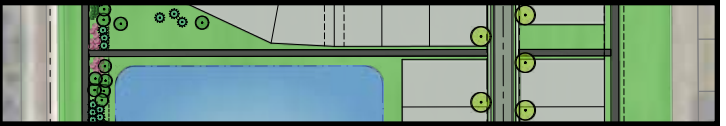
If approved, then site development work is anticipated to begin next year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

FLAT FORK PUD



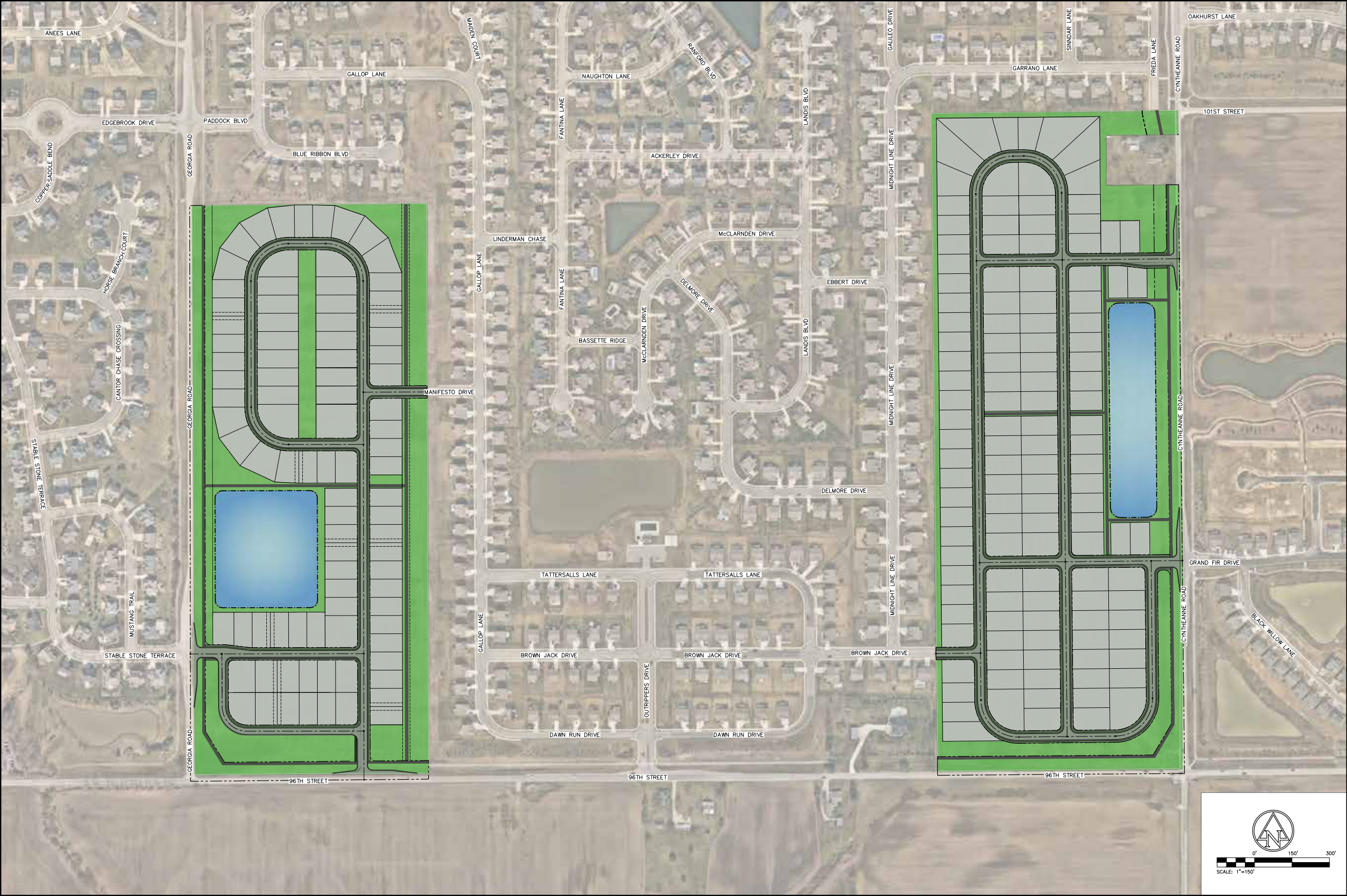
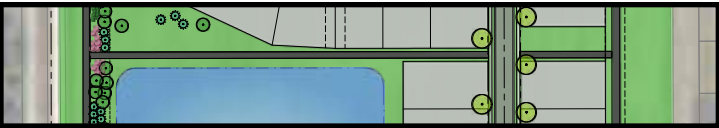
REAL ESTATE



TAB 3

OVERALL CONCEPT PLAN

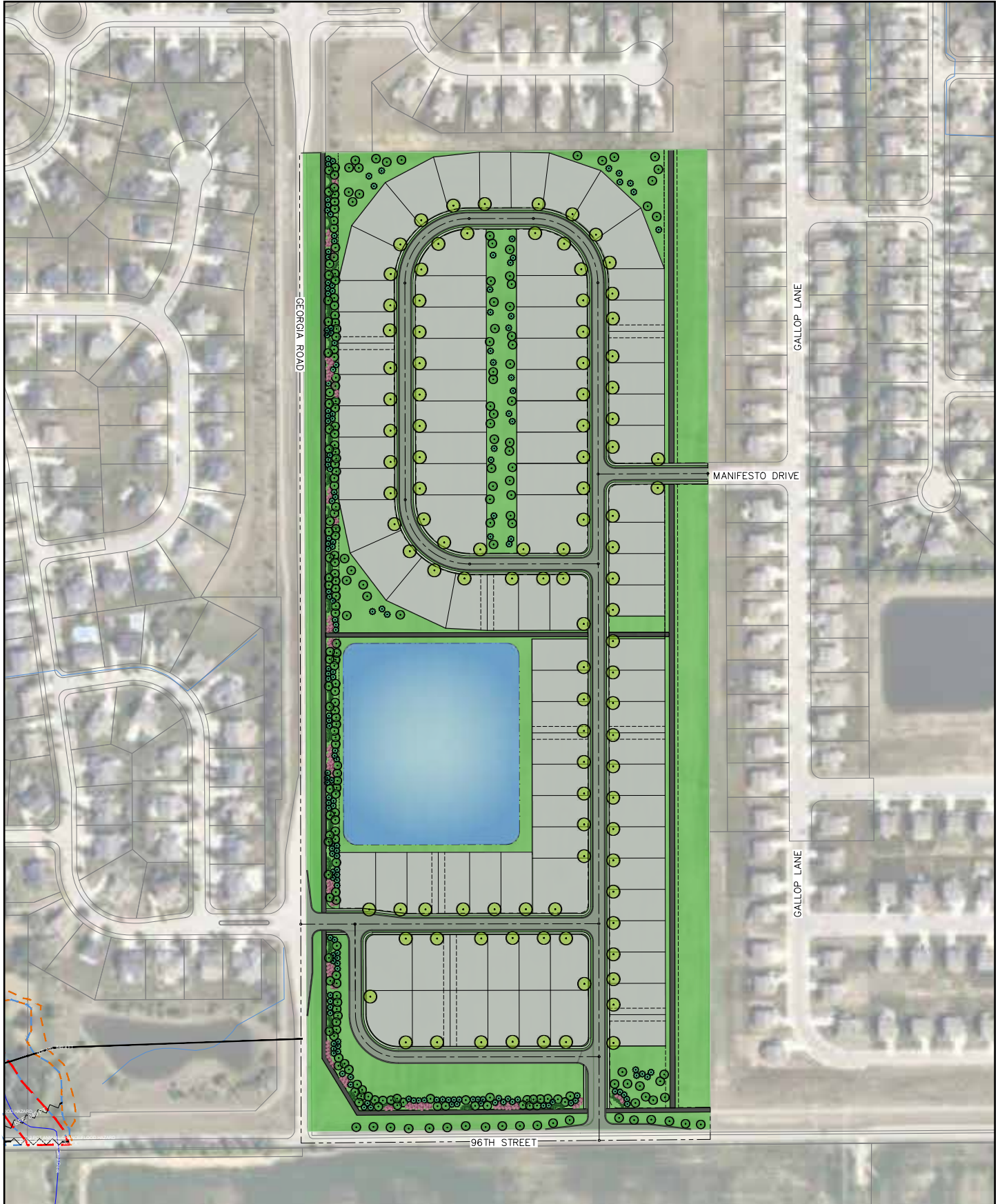
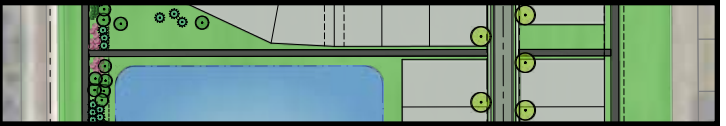
FLAT FORK PUD



TAB 4

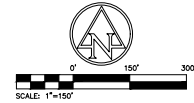
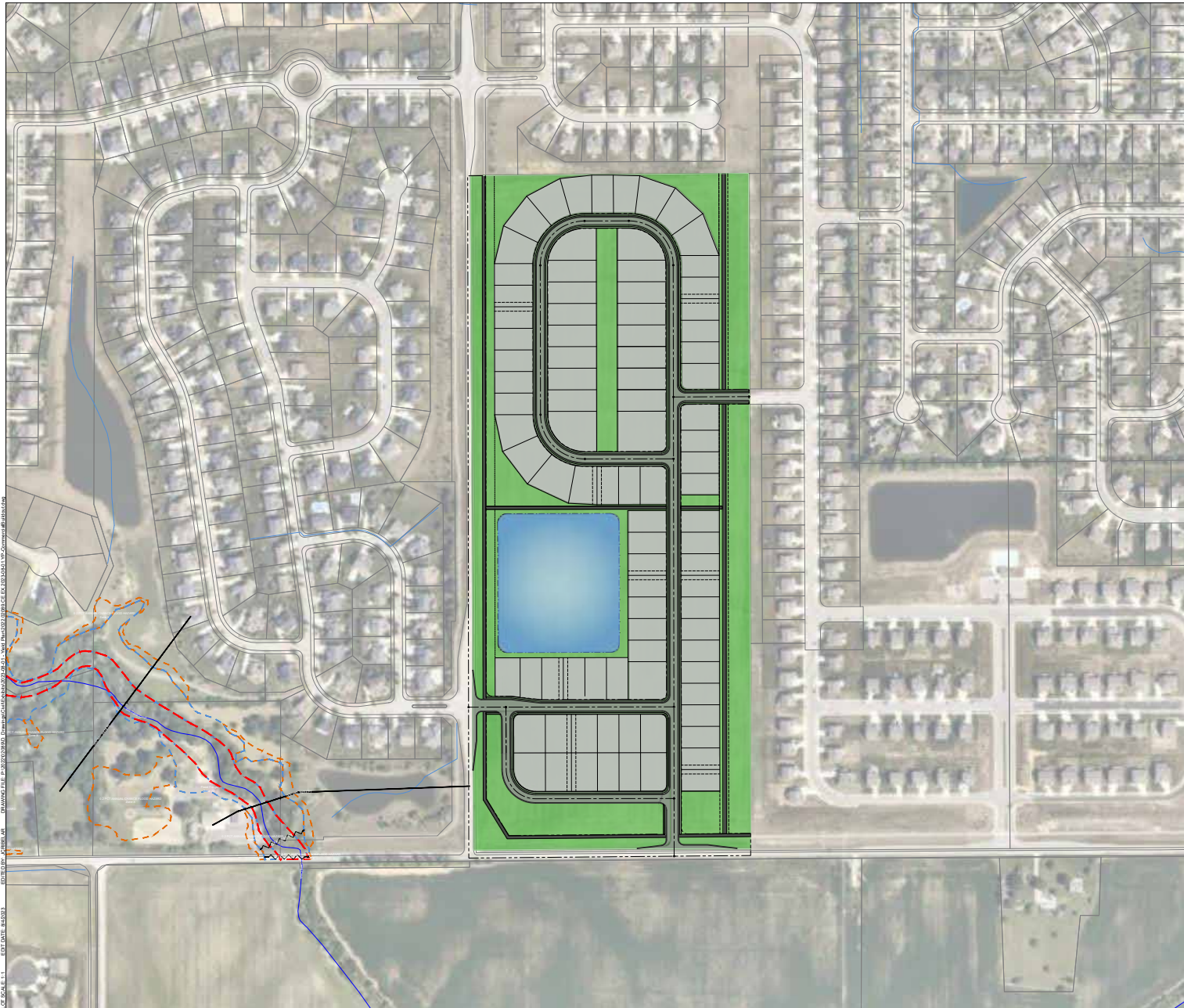
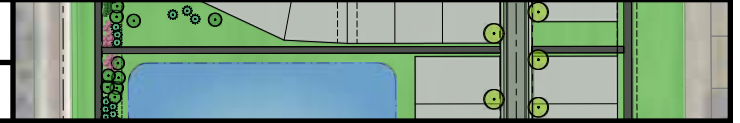
GEORGIA ROAD NEIGHBORHOOD, SITE PLAN

FLAT FORK PUD



GEORGIA ROAD NEIGHBORHOOD, YIELD PLAN

FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±50.39 AC.
PUBLIC RIGHT-OF-WAY (R/W):	8.79 AC. (19.2%)
COMMON AREA:	±15.48 AC. (30.7%)
NET FOND AREA:	±4.39 AC. (8.7%)
TOTAL LOT AREA:	±22.71 AC. (45.0%)
TOTAL LOTS:	18
GROSS DENSITY (LOTS/GROSS AREA):	1.7
MIN. LOT AREA:	9,000 SF
MIN. LOT WIDTH/FRONTAGE:	75/50'
TYR. LOT DEPTH:	1.35'
MIN. FRONT YARD SETBACK:	20'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	35'
LOCAL ROAD LENGTH:	5,601 FT
12' ASPHALT PAth LENGTH:	2,184 FT
10' ASPHALT PAth LENGTH (ACROSS FRONTAGE):	3,829 FT
TYR. R/W WIDTH:	50' (LOCAL ROAD) 100' (GEORGIA ROAD) 150' (96TH STREET)



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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

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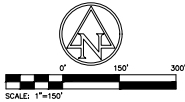
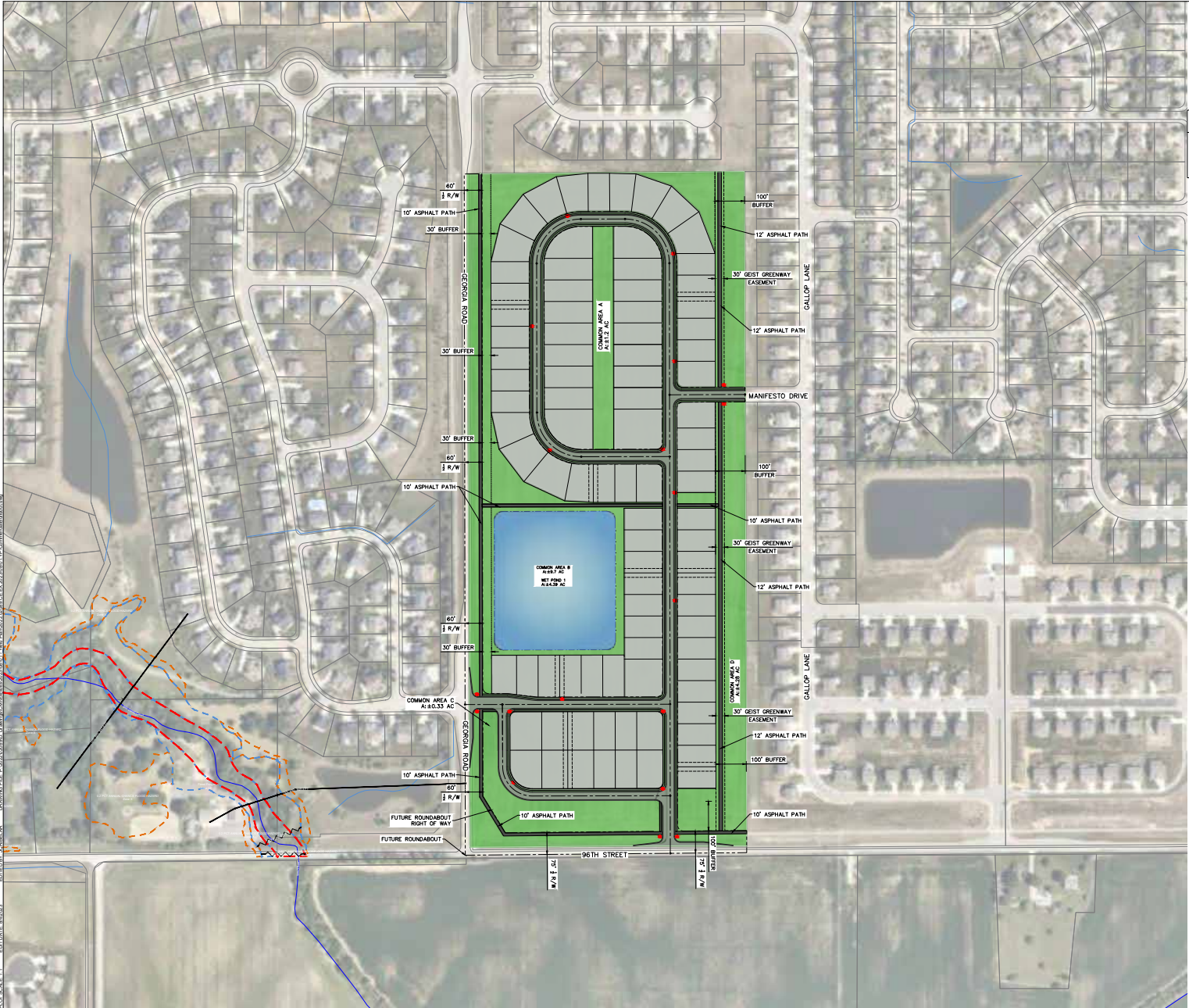
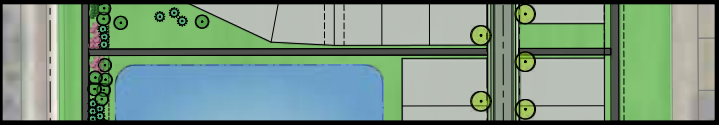
Project Number	2022.02089
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YIELD PLAN

EX 1

GEORGIA ROAD NEIGHBORHOOD, LIGHTING PLAN

FLAT FORK PUD



SITE LEGEND

● LIGHT POLE



RYAN HOMES WEST

96TH STREET AND
GEORGIA ROAD
Fishers, IN

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ISSUANCE INDEX

DATE: 8/14/2023
PROJECT PHASE: CONCEPTUAL

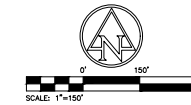
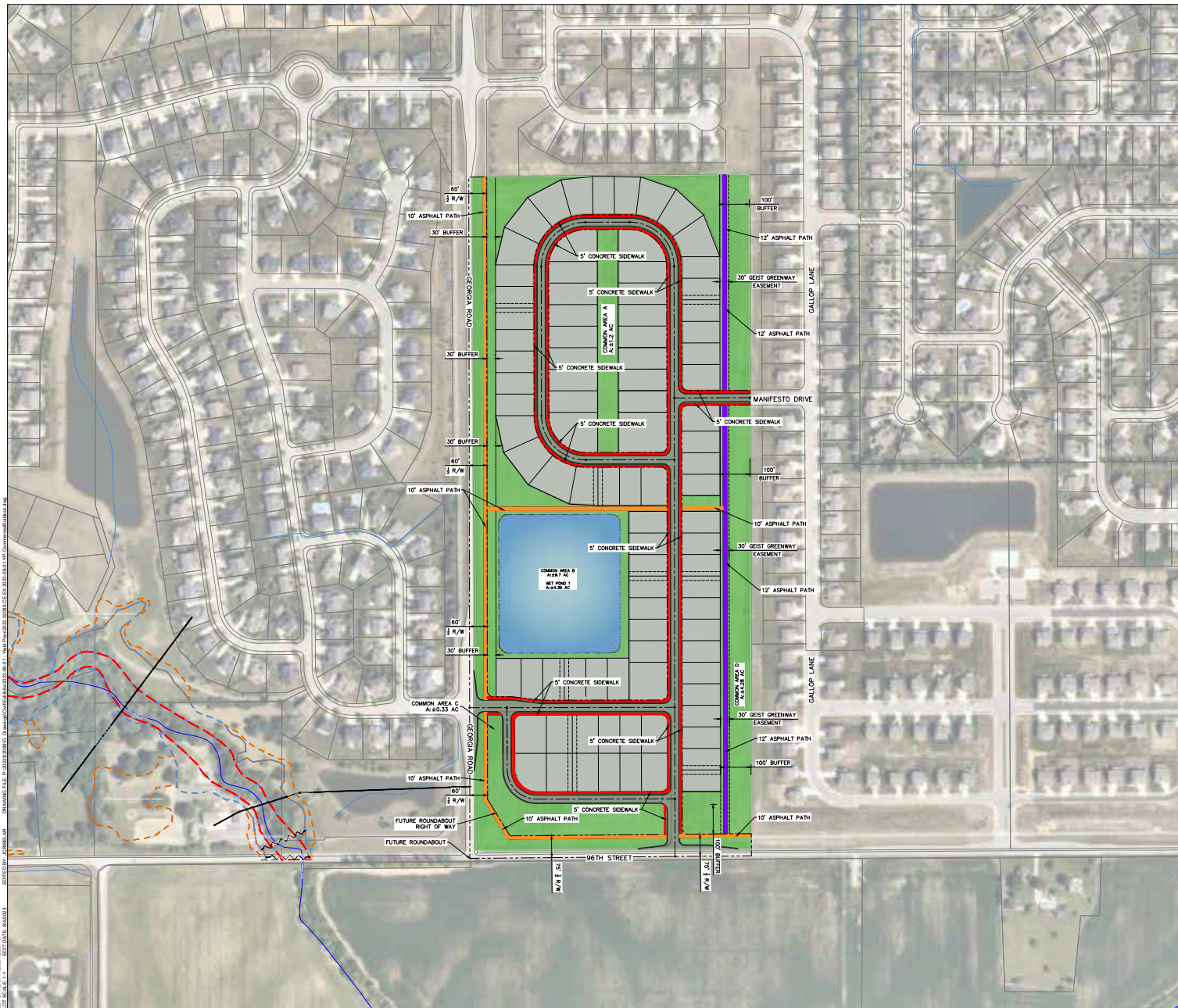
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2022.02089

LIGHTING PLAN

EX 2

FLAT FORK PUD



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

SITE LEGEND

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



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

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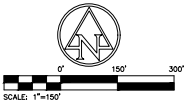
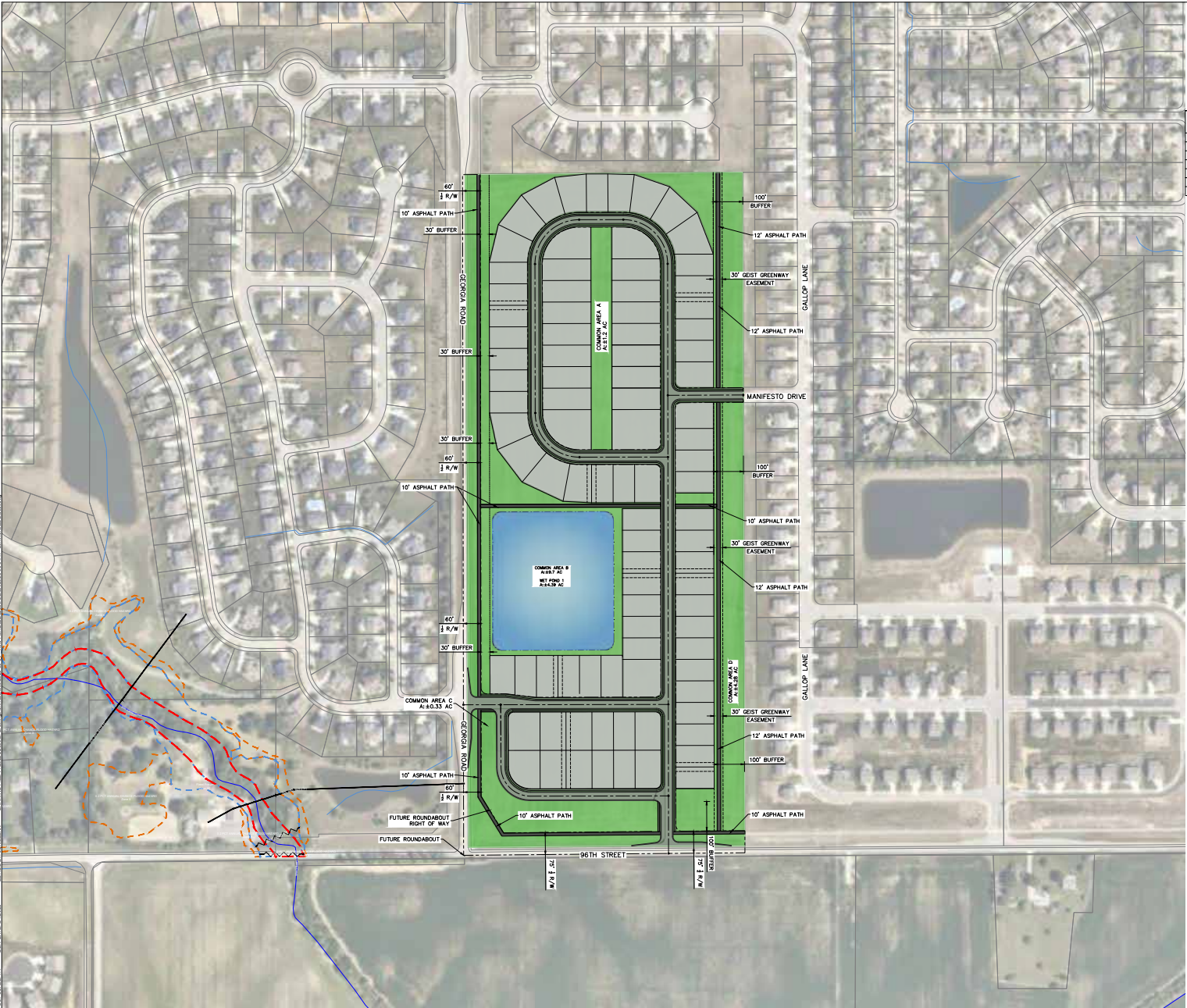
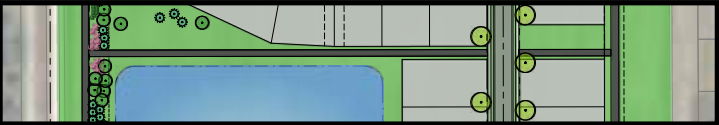
Project Number	2022.02089
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**PEDESTRIAN
PLAN**

EX 3

GEORGIA ROAD NEIGHBORHOOD, OPEN SPACE PLAN

FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	450.39 AC.
PUBLIC RIGHT-OF-WAY (R/W):	89.79 AC. (19.5%)
COMMON AREA:	615.48 AC. (30.7%)
WET POND AREA:	14.39 AC. (3.1%)
TOTAL LOT AREA:	122.71 AC. (45.0%)
TOTAL LOTS:	90



RYAN HOMES WEST

96TH STREET AND
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Fishers, IN

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ISSUANCE INDEX

DATE:	8/4/2023
PROJECT PHASE:	CONCEPTUAL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2022.02089

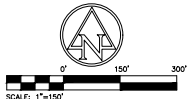
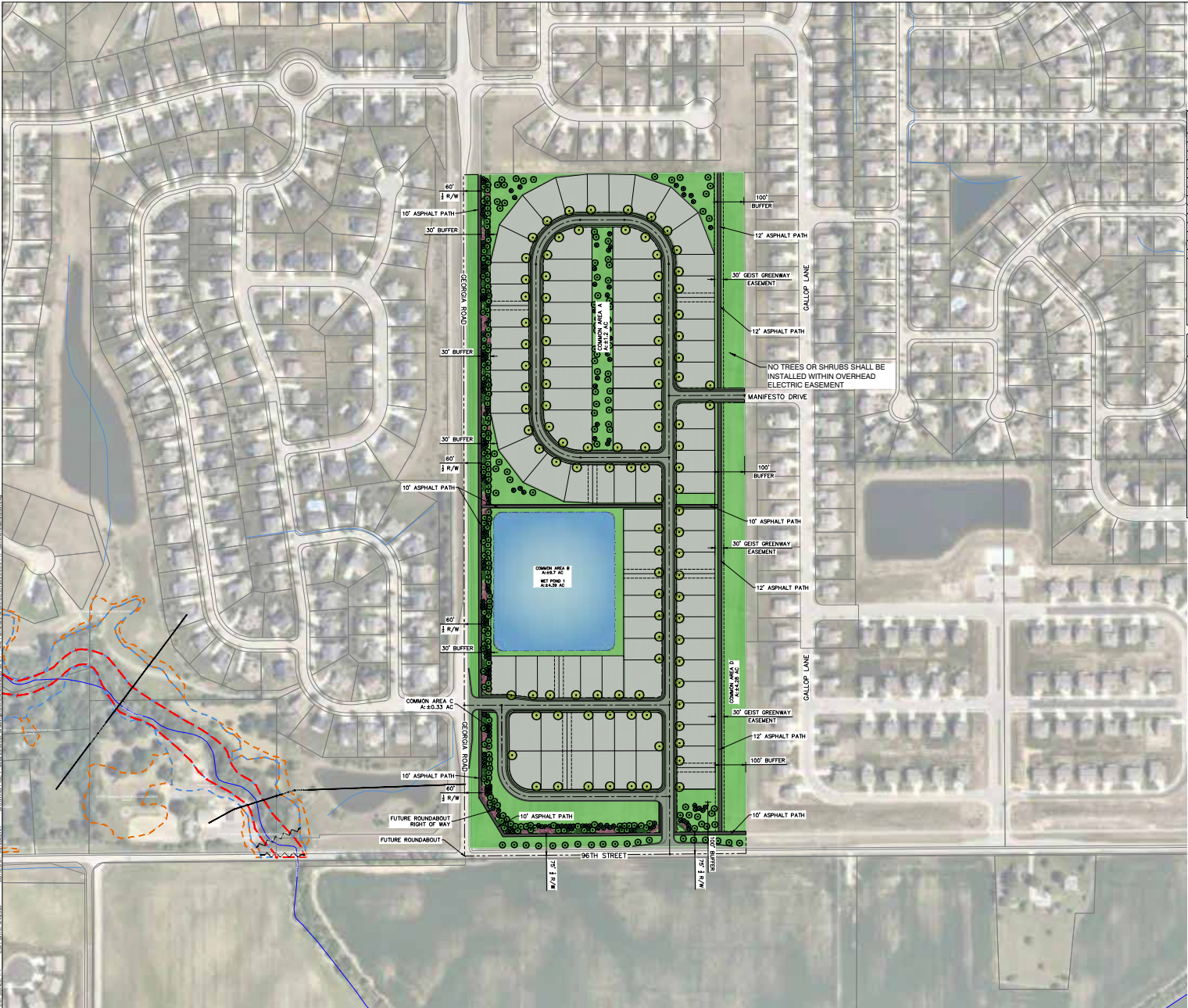
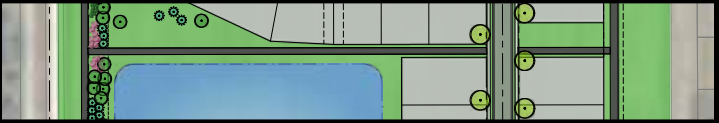
OPEN SPACE
PLAN

EX 4

PROJECT: 2022.02089 - GEORGIA ROAD NEIGHBORHOOD, OPEN SPACE PLAN
DATE: 8/4/2023
PROJECT PHASE: CONCEPTUAL
PROJECT NUMBER: 2022.02089
PROJECT LOCATION: 96TH STREET AND GEORGIA ROAD, FISHERS, IN
PROJECT OWNER: RYAN HOMES WEST
PROJECT ARCHITECT: STRUCTUREPOINT
PROJECT ENGINEER: [REDACTED]
PROJECT SURVEYOR: [REDACTED]
PROJECT LANDSCAPE ARCHITECT: [REDACTED]
PROJECT CIVIL ENGINEER: [REDACTED]
PROJECT ELECTRICAL ENGINEER: [REDACTED]
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PROJECT DISTRIBUTOR: [REDACTED]
PROJECT INSTALLER: [REDACTED]
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PROJECT OPERATOR: [REDACTED]
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PROJECT APPROVER: [REDACTED]
PROJECT SIGNATURE: [REDACTED]
PROJECT SEAL: [REDACTED]
PROJECT EXPIRATION: [REDACTED]
PROJECT NOTES: [REDACTED]

GEORGIA ROAD NEIGHBORHOOD, LANDSCAPE PLAN

FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	5,50.39 AC.
PUBLIC RIGHT-OF-WAY (R/W):	89.79 AC. (16.0%)
COMMON AREA:	815.48 AC. (30.7%)
NET FOND AREA:	14.39 AC. (0.7%)
TOTAL LOT AREA:	822.71 AC. (45.0%)
TOTAL LOTS:	90
GROSS DENSITY (LOTS/GROSS AREA):	1.7
MIN. LOT AREA:	9,000 SF
MIN. LOT WIDTH/FRONTAGE:	73' / 50'
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)

LANDSCAPE LEGEND

- STREET TREE
- SHADE TREE
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB



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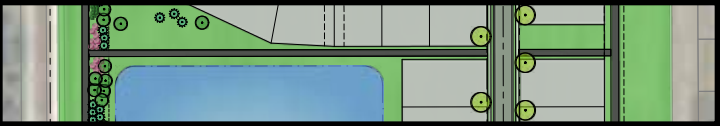
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DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2022.02080

LANDSCAPE PLAN

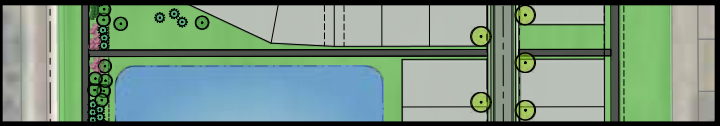
EX 5



ELEVATION L



ASHBROOKE



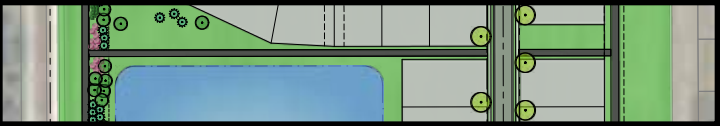
ELEVATION K



ELEVATION L



AVIANO



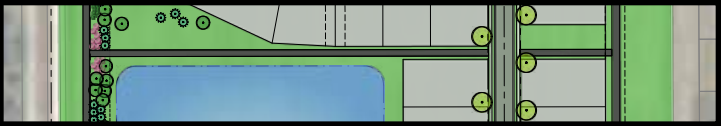
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ELEVATION L



CUMBERLAND



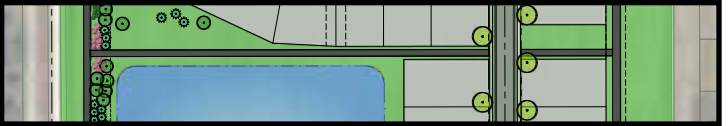
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ELEVATION L



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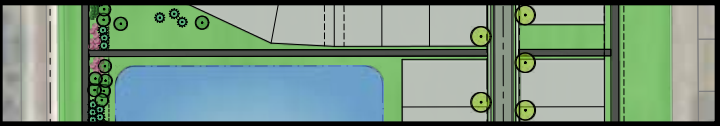


ELEVATION K



ELEVATION L





ELEVATION K



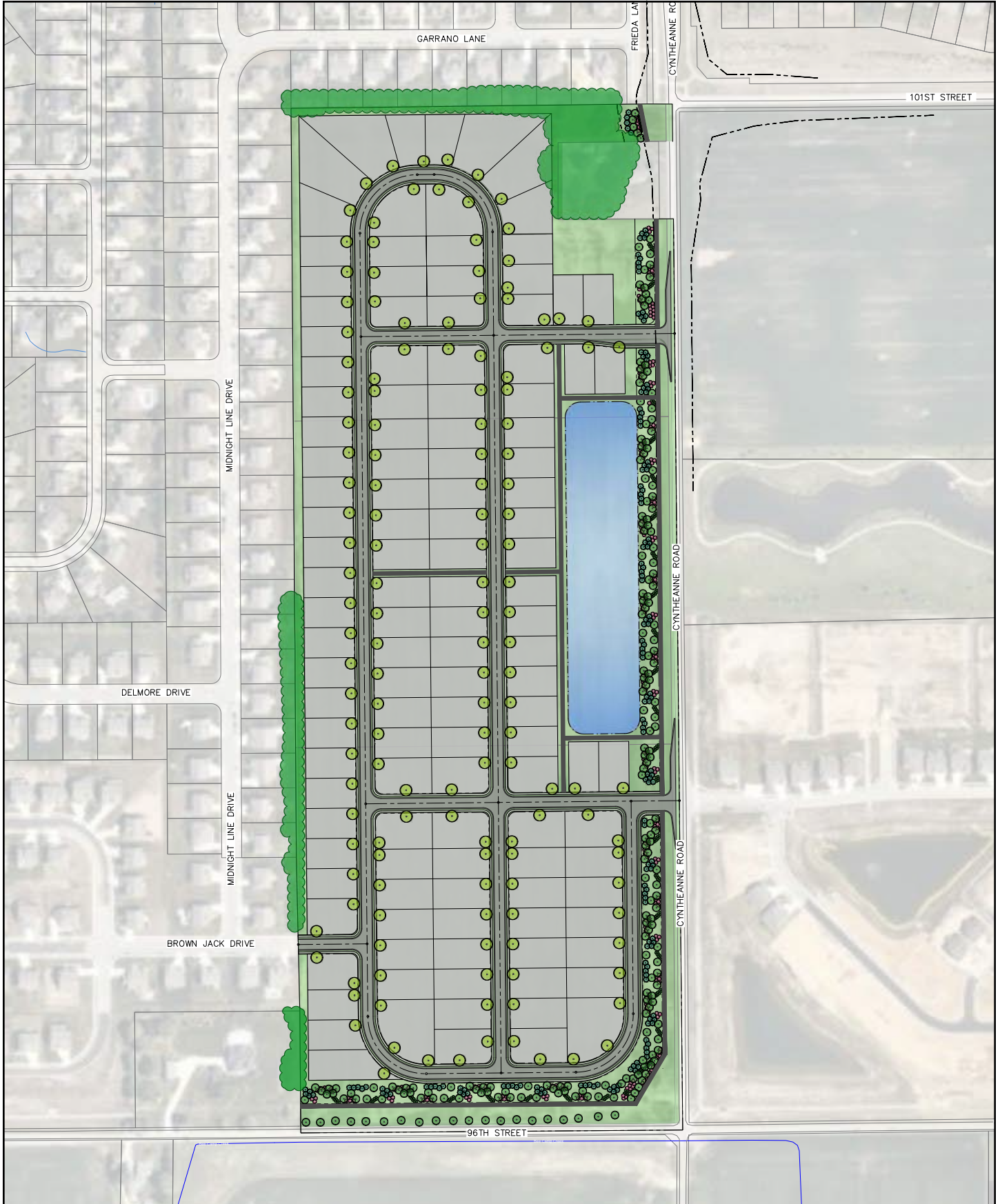
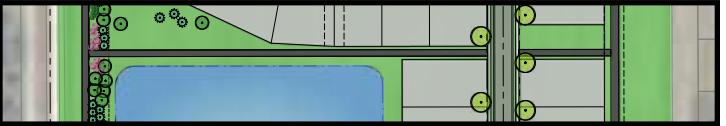
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TAB 5

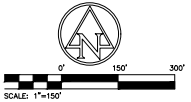
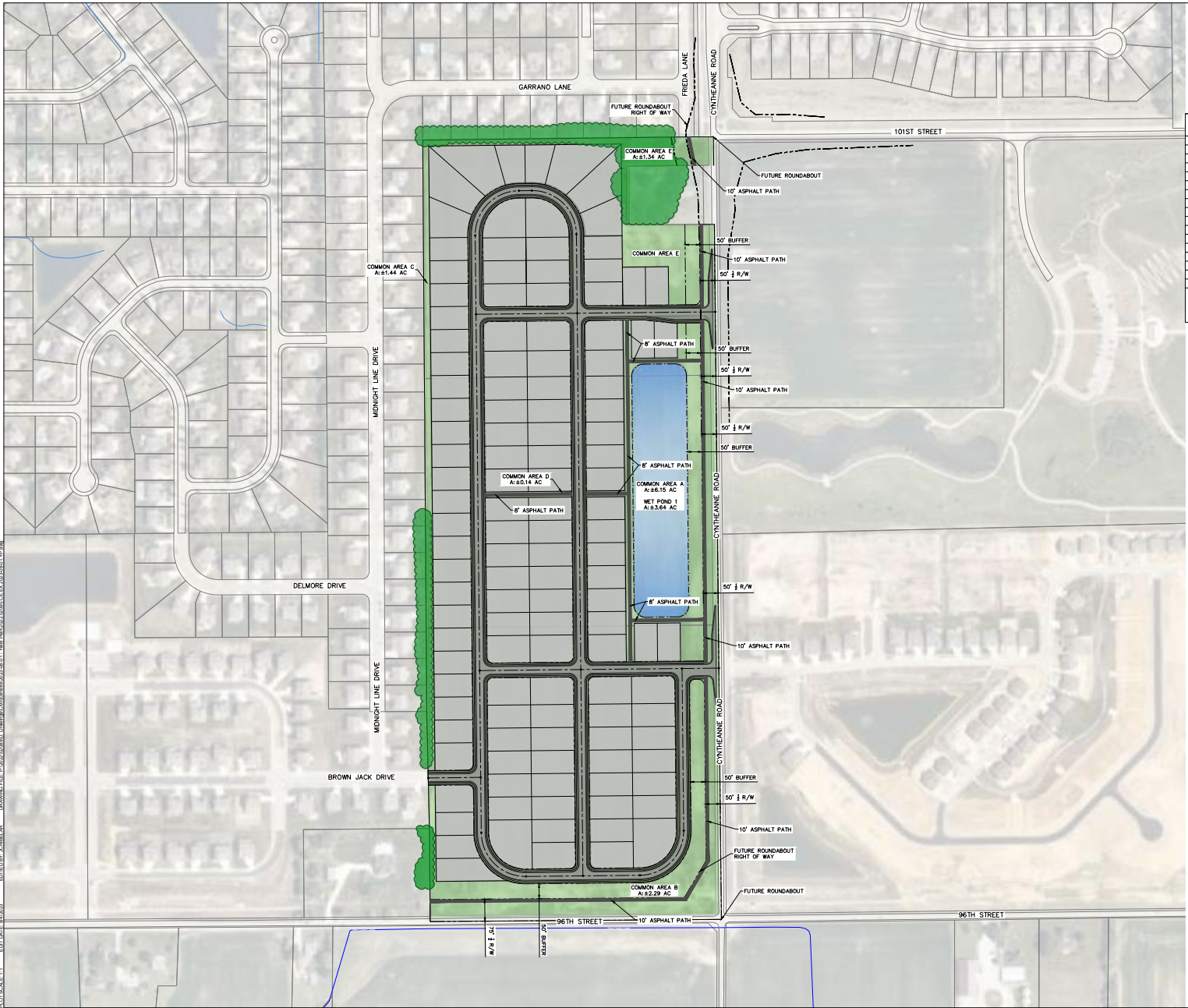
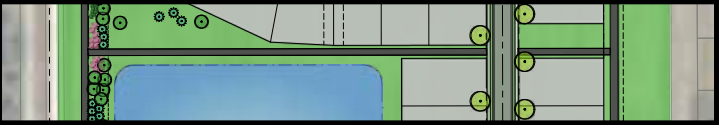
CYNTHEANNE ROAD NEIGHBORHOOD, SITE PLAN

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. (93.2%)
WET POND AREA:	8.64 AC. (6.2%)
TOTAL WET POND AREA:	8.64 AC. (6.2%)
TOTAL LOT AREA:	833.92 AC. (97.0%)
TOTAL LOTS:	124
GROSS DENSITY (LOTS/GROSS AREA):	2.1
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' (96TH STREET) 100' (101ST STREET)



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RYAN HOMES EAST

96TH STREET AND
CYNTHEANNE ROAD
Fishers, IN

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

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

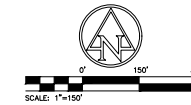
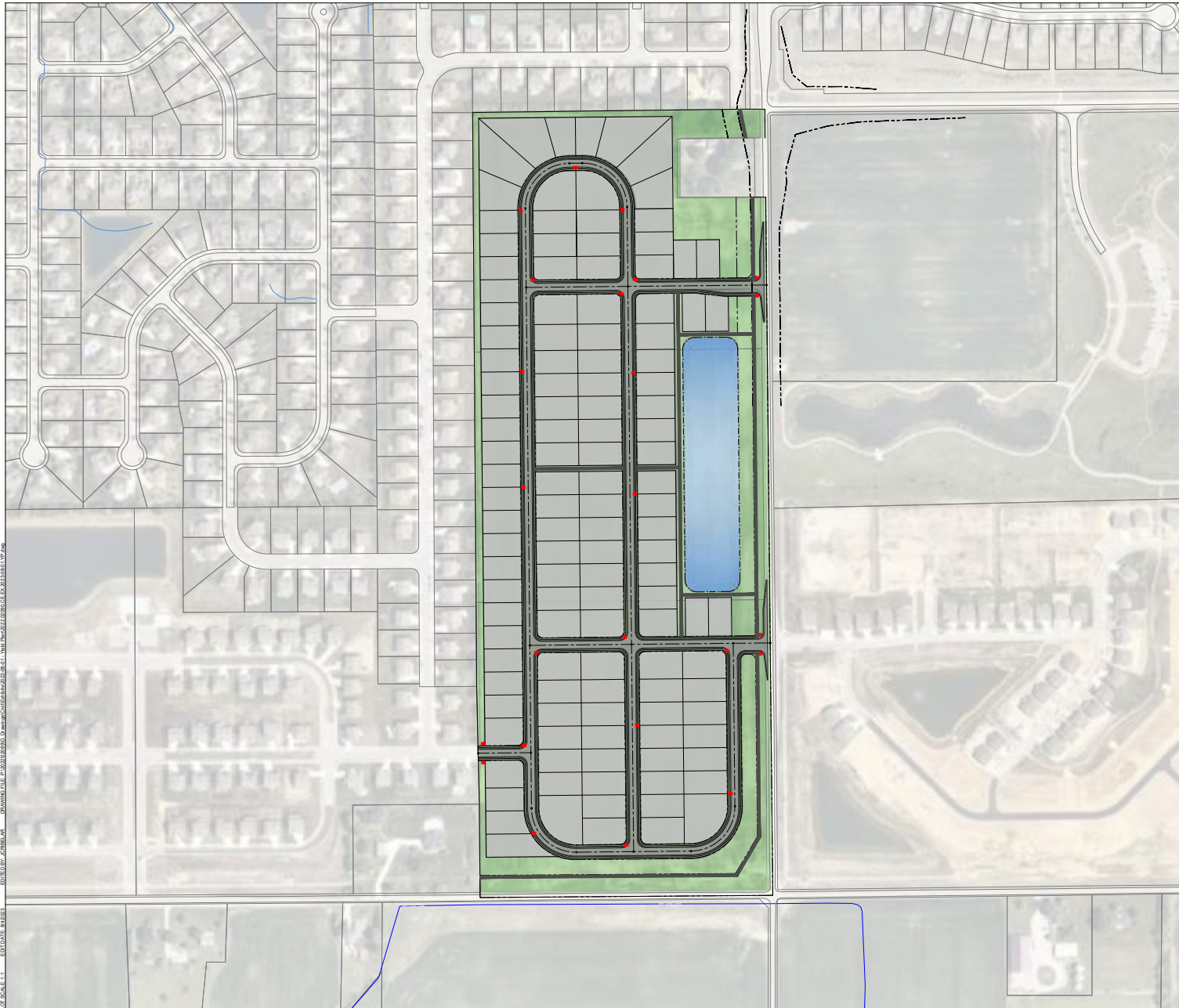
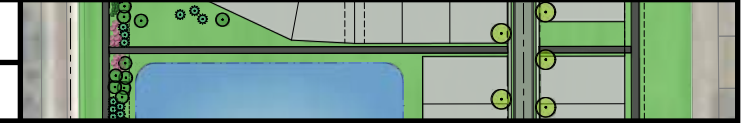
Project Number 2022.02090

YIELD PLAN

EX 1

CYNTHEANNE ROAD NEIGHBORHOOD, LIGHTING PLAN

FLAT FORK PUD



SITE LEGEND



RYAN HOMES EAST
96TH STREET AND
CYNTHEANNE ROAD
Fishers, IN

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ISSUANCE INDEX

DATE:	8/4/2023
PROJECT PHASE:	CONCEPTUAL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

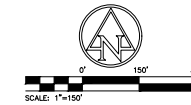
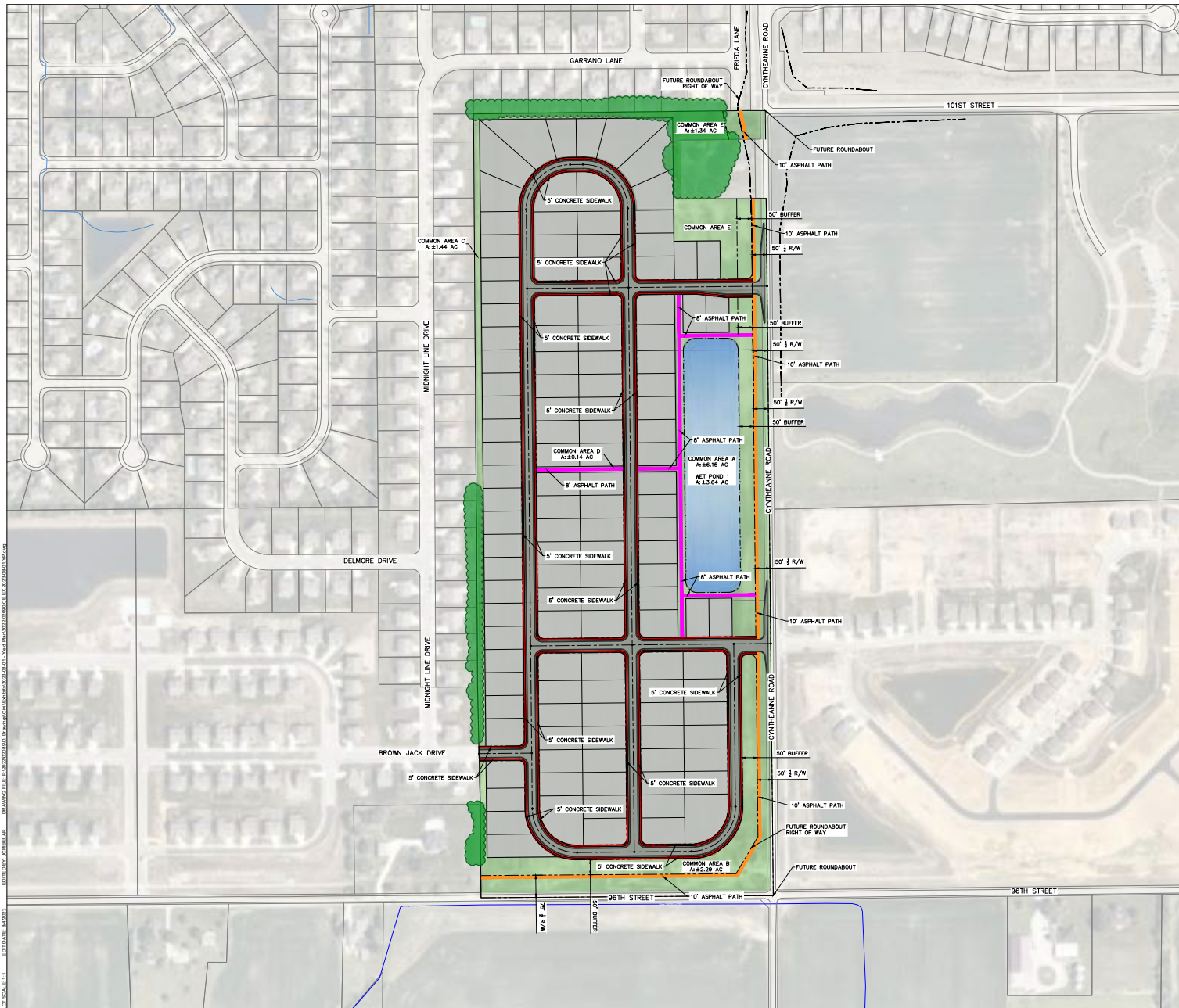
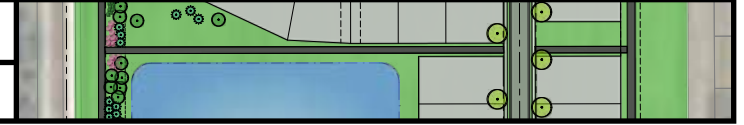
Project Number 2022.02090

LIGHTING PLAN

EX 2

CYNTHEANNE ROAD NEIGHBORHOOD, PEDESTRIAN PLAN

FLAT FORK PUD



SITE DATA TABLE

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

SITE LEGEND

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



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RYAN HOMES EAST

96TH STREET AND
CYNTHIANNE ROAD

Fishers, IN

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ISSUANCE INDEX

DATE: _____

PROJECT PHASE:

CONCEPTUAL

REVISION SCHEDULE

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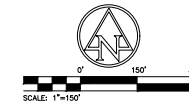
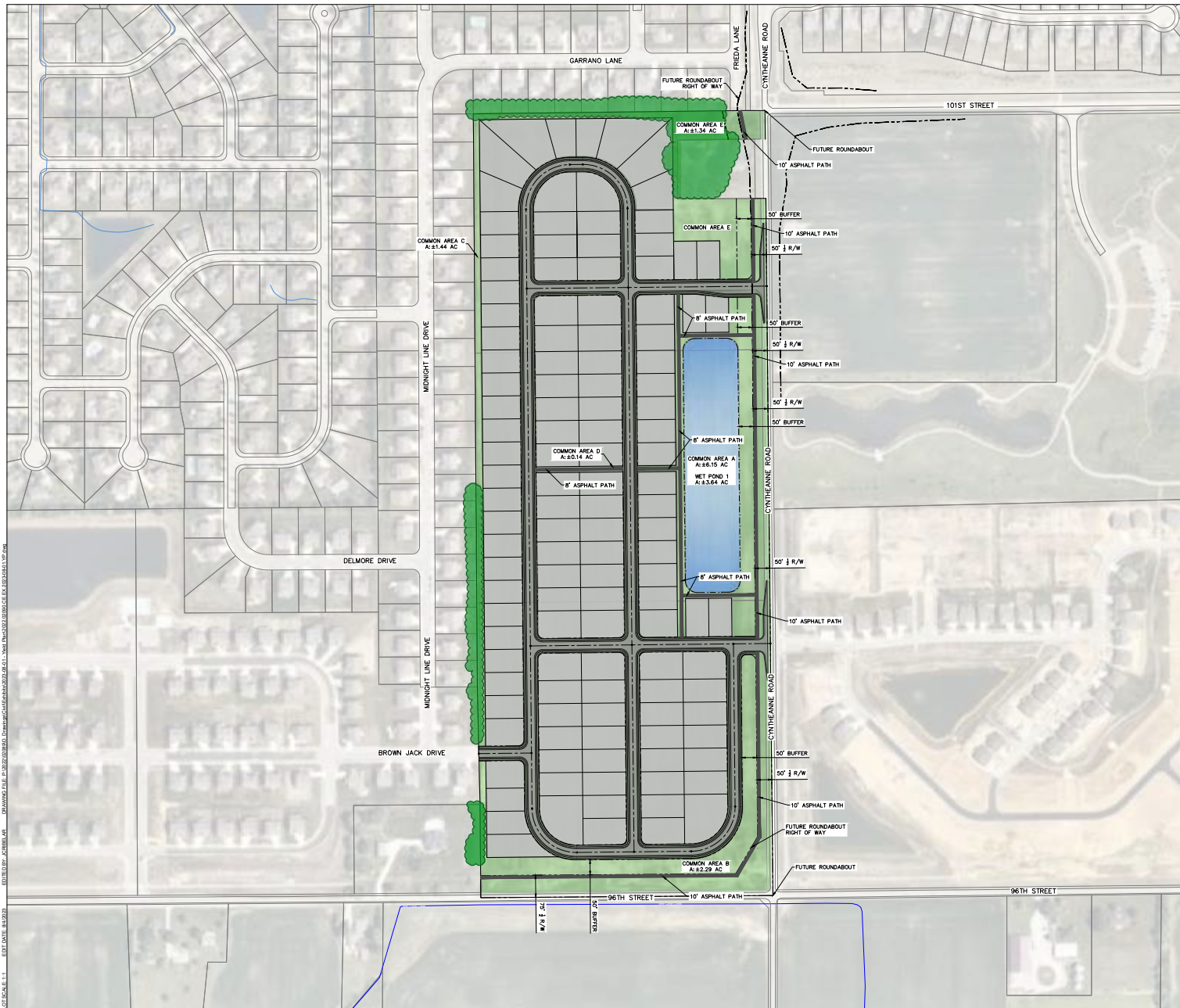
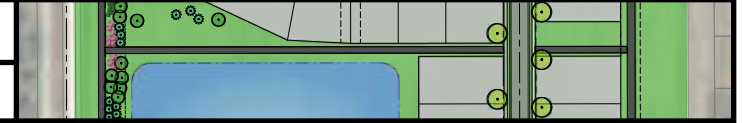
Project Number	2022.02090
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PEDESTRIAN PLAN

EX 3

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

96TH STREET AND
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ISSUANCE INDEX

DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE

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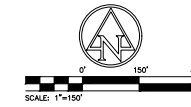
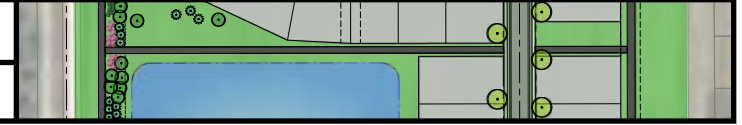
Project Number	2022.02090
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OPEN SPACE PLAN

EX 4

CYNTHEANNE ROAD NEIGHBORHOOD, LANDSCAPE PLAN

FLAT FORK PUD



SITE DATA TABLE		R=
SITE ZONING:		R=
CROSS STREET:	590.00 A	
PUBLIC RIGHT-OF-WAY (R/W):	±13.67 A (23.25')	
COMMON AREA:	±11.36 A (19.25')	
NET POND AREA:	±3.64 A (6.25')	
TOTAL BLOOD AREA:	±50.00 A (0.00')	
TOTAL LOT AREA:	±33.92 A (57.45')	
TOTAL LOTS:		
GROSS DENSITY (LOTS/GROSS AREA):	2.00	
MIN. LOT AREA:	5.00 A	
MIN. (TYP.) LOT WIDTH/FRONTAGE:	75' / 20' (78')	
TYP. LOT DEPTH:	135'	
MIN. FRONT YARD SETBACK:	20'	
MIN. SIDE YARD SETBACK:	7'	
MIN. REAR YARD SETBACK:	5'	
LOCAL ROAD LENGTH:	8.071	
ASPHALT TRAIL:	5.295	
TYP. R/W WIDTH:	100'	50' LOCAL ROAD 100' (CONTINUING ROAD) 100' (WITH STREET) 100' (101ST STREET)

LANDSCAPE LEGEND

	<u>EVERGREEN TREE</u>
	<u>CANOPY TREE</u>
	<u>STREET TREE</u>
	<u>DECIDUOUS SHRUB</u>
	<u>EVERGREEN SHRUB</u>



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RYAN HOMES EAST

96TH STREET AND
CYNTHIANNE ROAD

Fishers, IN

CERTIFIED BY

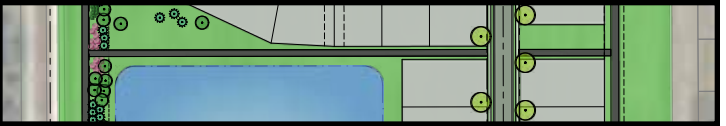
ISSUANCE INDEX
DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

[illegible]

Project Number	2022.02090
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LANDSCAPE PLAN

EX 5



ELEVATION K



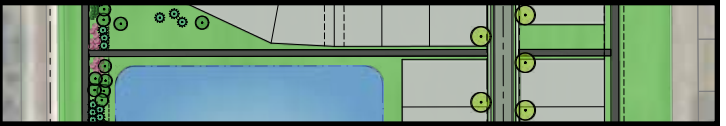
ELEVATION L



CORSICA

NORMANDY, ILLUSTRATIVE ARCHITECTURE

FLAT FORK PUD - CYNTHEANNE ROAD



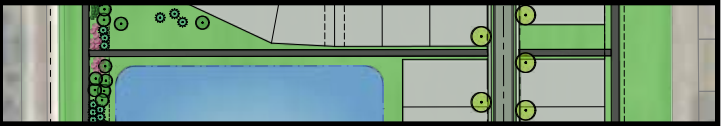
ELEVATION K



ELEVATION L



NORMANDY



ELEVATION K



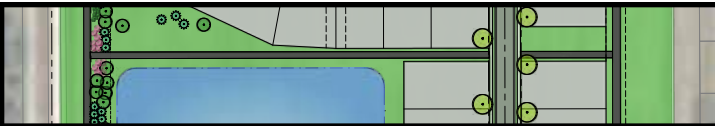
ELEVATION L



YORK

BEAR RUN, ILLUSTRATIVE ARCHITECTURE

FLAT FORK PUD - CYNTHEANNE ROAD



ELEVATION K

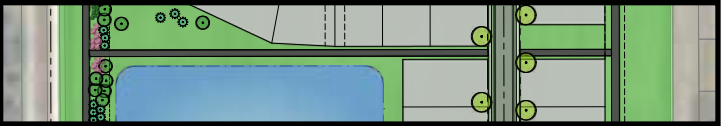


ELEVATION L



OAK PARK, ILLUSTRATIVE ARCHITECTURE

FLAT FORK PUD - CYNTHEANNE ROAD

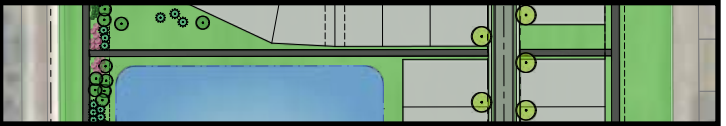


ELEVATION K



ELEVATION L



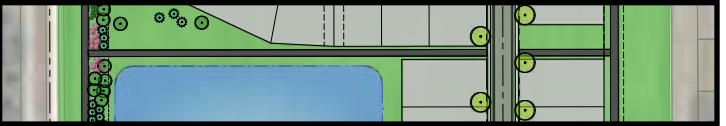


ELEVATION K



ELEVATION L





ELEVATION K



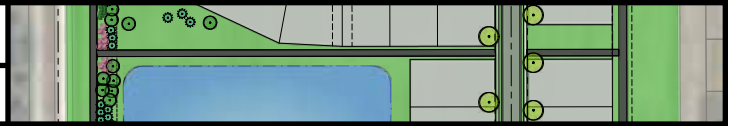
ELEVATION L



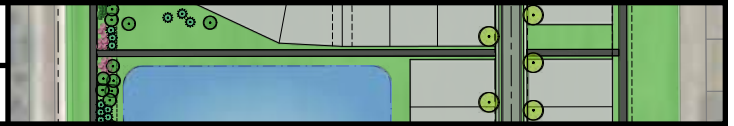
TAB 6

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

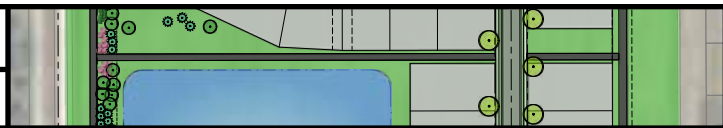


*Wayne Dalton uses a calculated door section R-value for our insulated doors.

The Builder Select Series

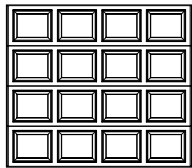
GARAGE DOOR EXHIBIT

FLAT FORK PUD

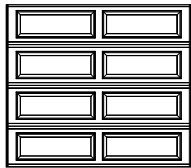


1 Choose Your Style

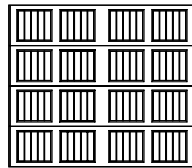
Doors shown are 8'x7'. Other sizes may have different panel configurations.



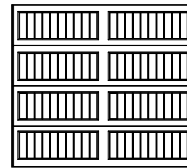
Colonial



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



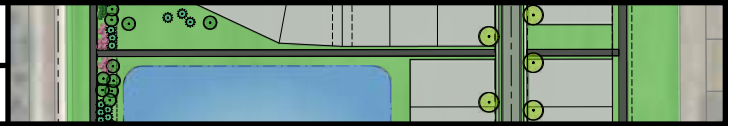
Arched Stockton



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



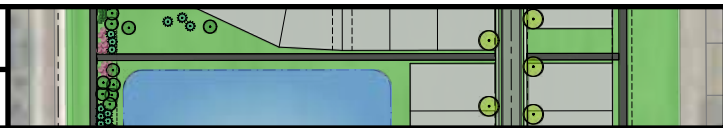
Conifer



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

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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 September 6, 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)

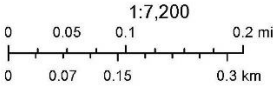
Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

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: September 18, 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:

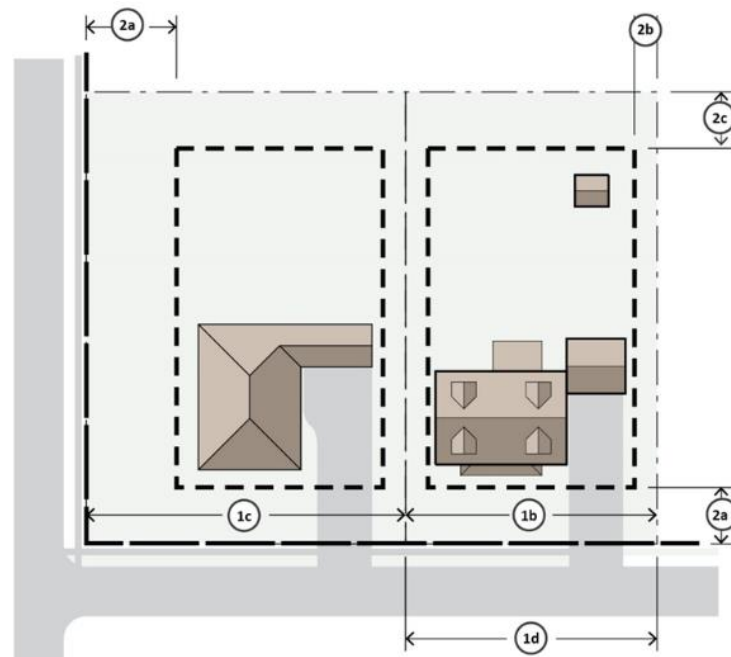
(1) *Sec. 3.2.6. R5 Residential District:* Shall not apply; instead, the following shall apply:

Development Standards for the western PUD portion along Georgia Road

1. Minimum Lot Dimensions	
1a. Lot area	9,000 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	9,000 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.

(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)

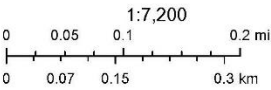
Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

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



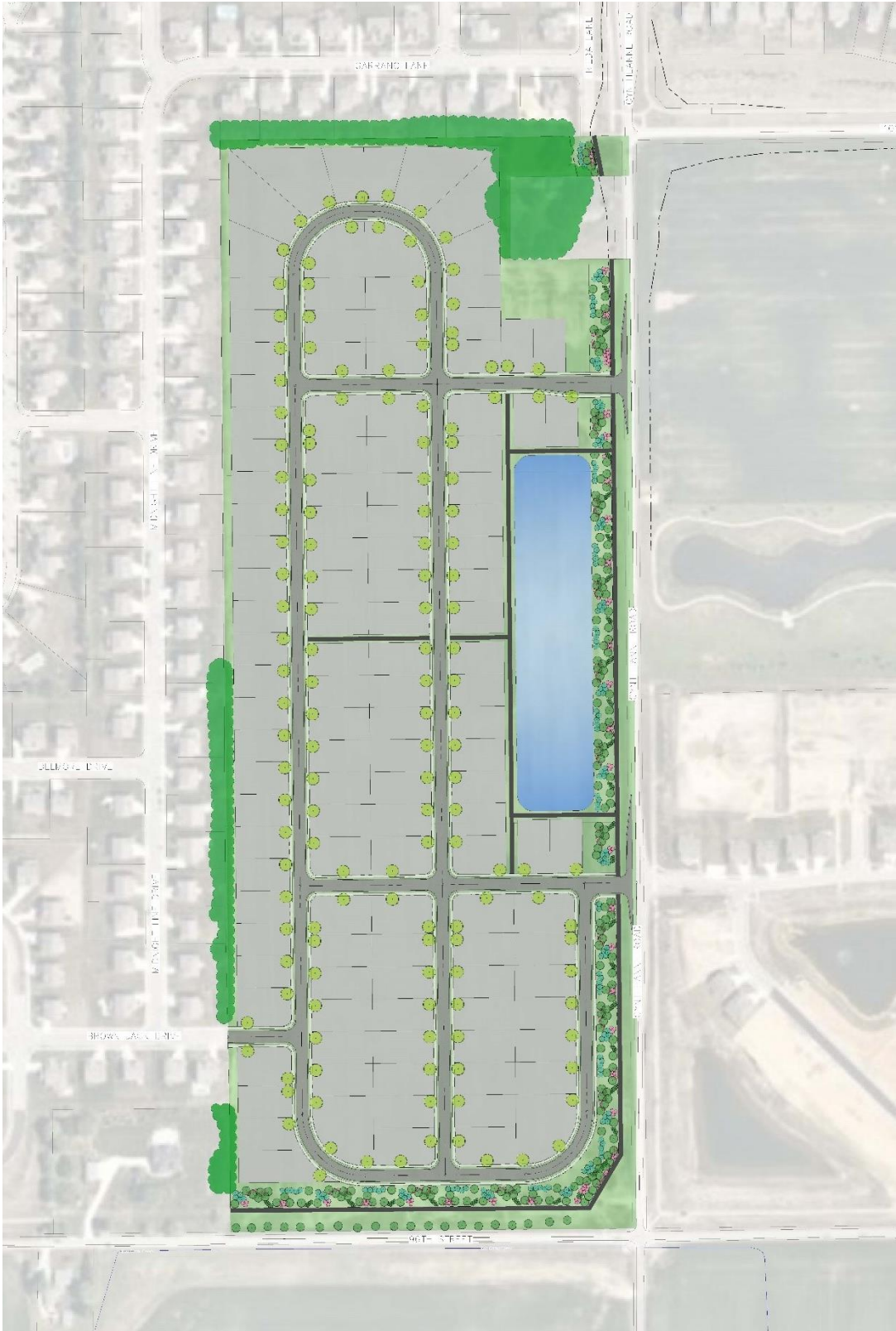
ORDINANCE NO. 041723C
Exhibit B.2 – Concept Plans



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.

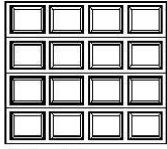
The Builder Select Series

Exhibit B.4, continued – Garage Door Exhibit

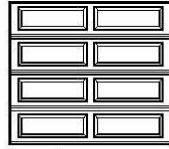
ORDINANCE NO. 041723C

1 Choose Your Style

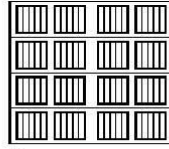
Doors shown are 8'x7'. Other sizes may have different panel configurations.



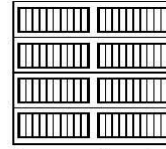
Colonial



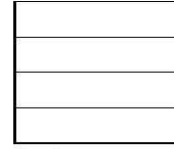
Ranch



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



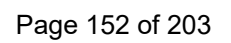
Conifer



Fleur De Lis

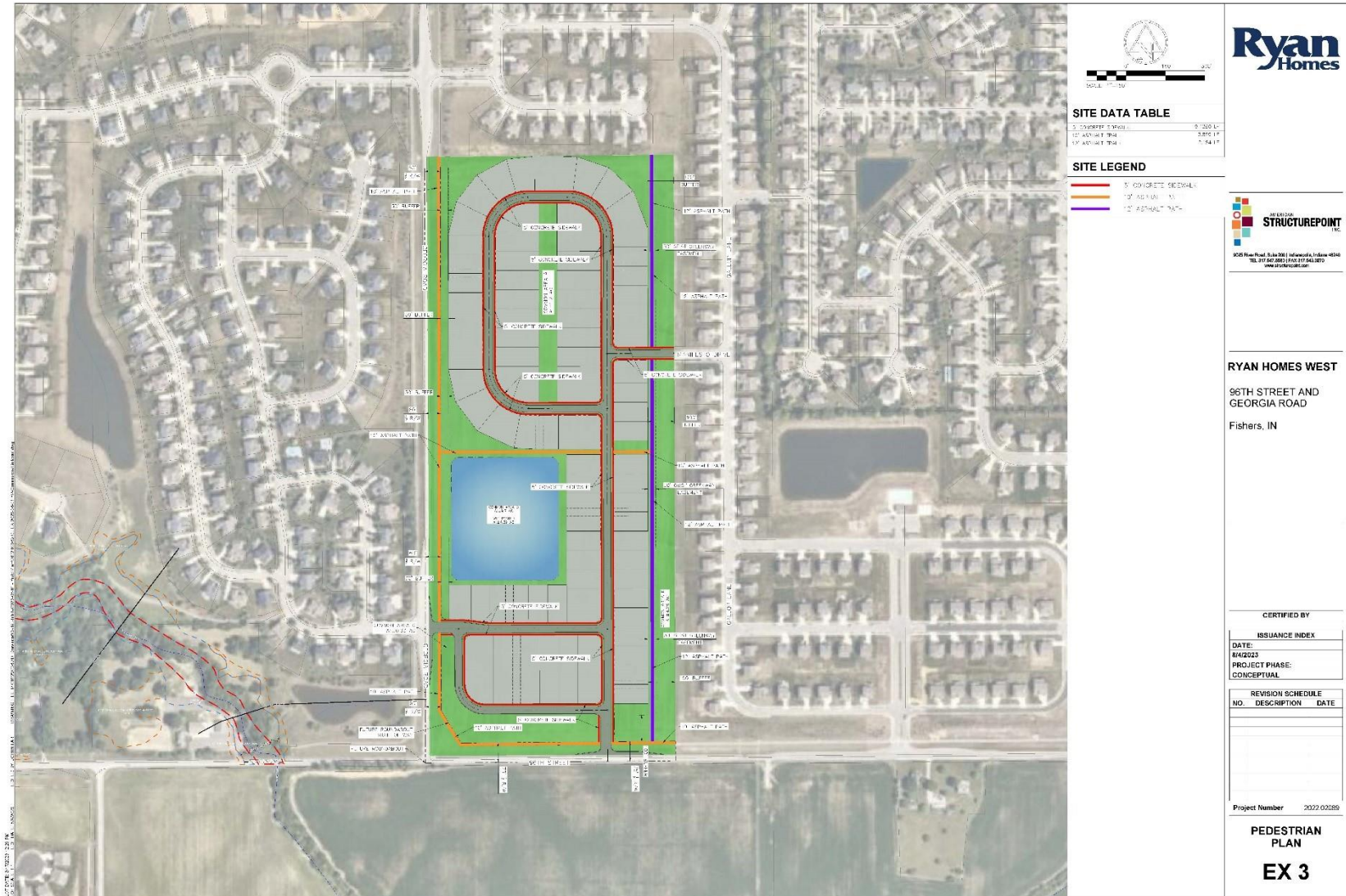


Spear



ORDINANCE NO. 041723C

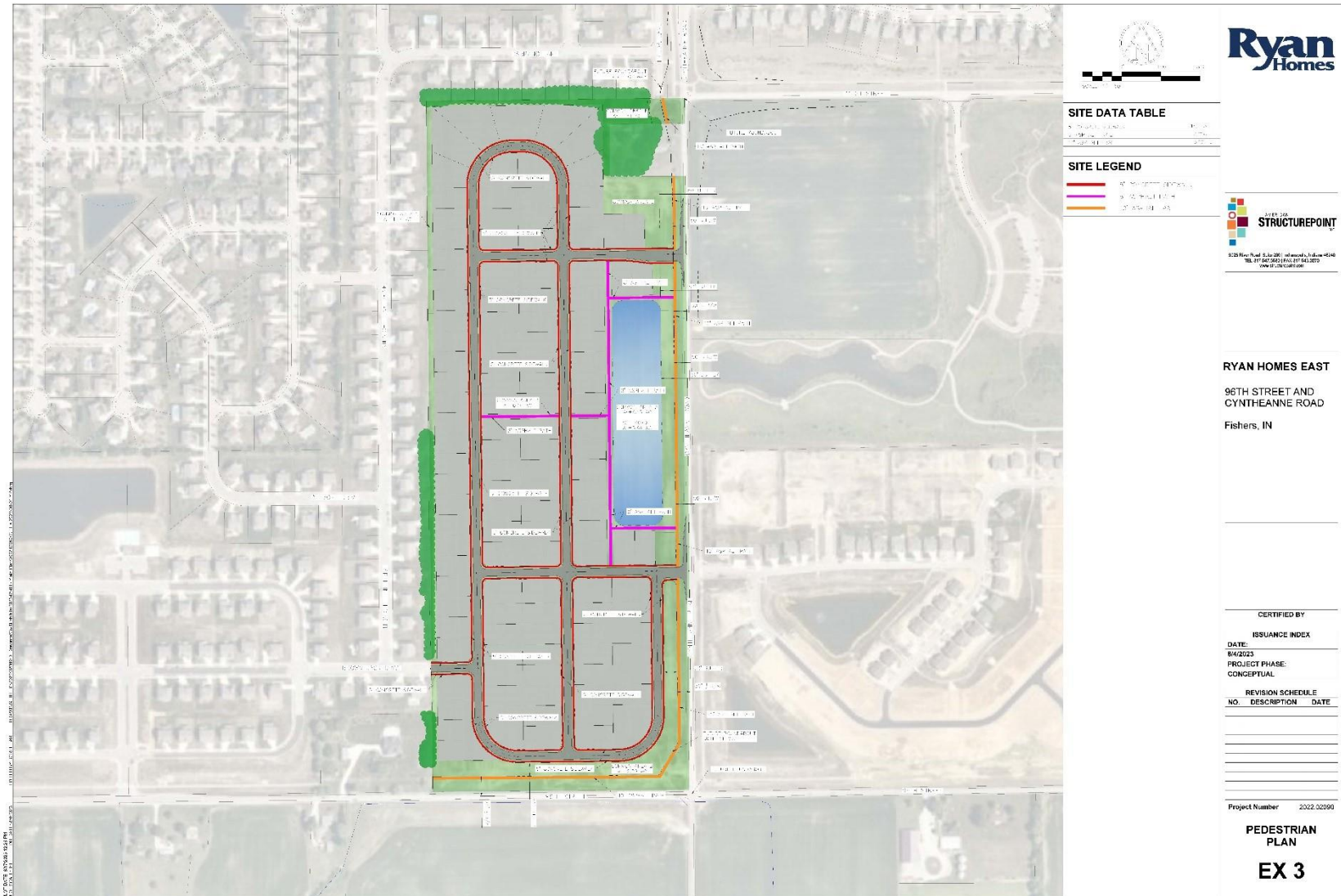
Exhibit B.6 – Pedestrian Connectivity Exhibits



ORDINANCE NO. 041723C

Exhibit B.6, continued – Pedestrian Connectivity Exhibits

ORDINANCE NO. 041723C





Advisory Plan Commission Staff Report

Meeting Date: September 6, 2023

DEPARTMENT CONTACT:

Megan Vukusich, Department of Planning & Zoning, vukusichm@fishers.in.us

CASE NUMBER:

TA-23-3

PETITIONER:

Stephanie J. Truchan, as agent for Gray Eagle Golf, LLC

PROPERTY ADDRESS/LOCATION:

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. **CONTINUED FROM AUGUST MEETING**

EXISTING ZONING:

Sandstone / Gray Eagle PUD

PROPOSED ZONING:

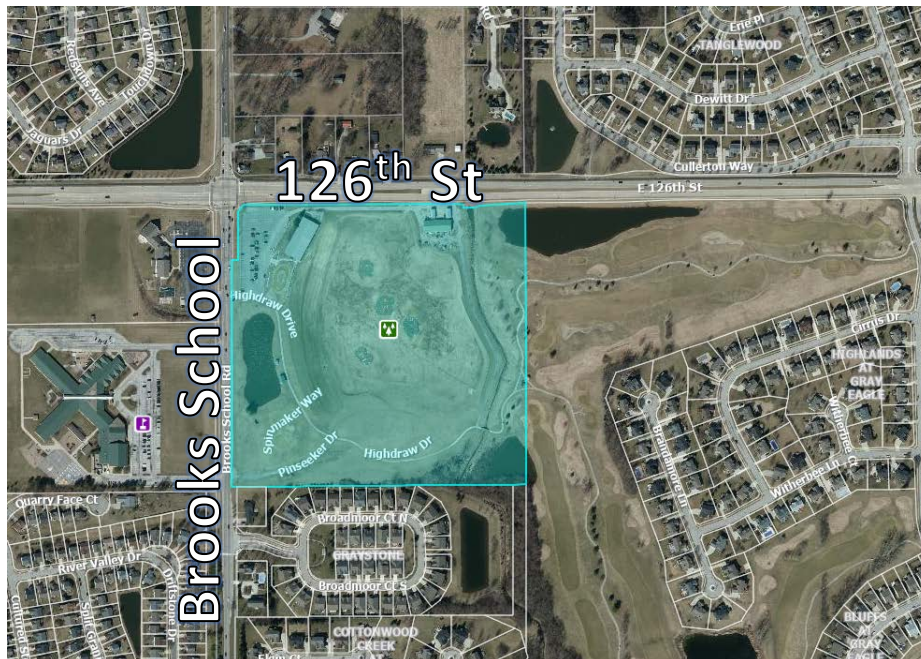
Sandstone / Gray Eagle PUD

FISHERS 2040:

Open Space

LOT SIZE: 38 acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Favorable Recommendation ☐ Unfavorable Recommendation ☐ No Recommendation

PETITION OVERVIEW:

Stephanie J. Truchan, as agent for Gray Eagle Golf, LLC requests a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9. The current allowed uses on Parcel 9 is limited to a Golf Club.

New Building & Restaurant – An Illustrative Architectural Exhibit for the new building is incorporated into this text amendment. These elevations were approved by the PUD Committee at their September 7, 2022 meeting. The new building will feature 1st and 2nd story hitting days and restaurant and bar.

Barrier Netting System - The barrier netting system would be allowed as an accessory structure to support the new golf club. The maximum height permitted would be 160 feet and includes large nets and support poles.

Lighting - An Illustrative Lighting Exhibit has been included in the text amendment and shows a maximum light level of 0.2 foot -candles at the property line of the adjacent residential properties (UDO allows for 0.5 foot-candles).

See Petitioner's Packet for additional details.

SURROUNDING LAND USE & ZONING:

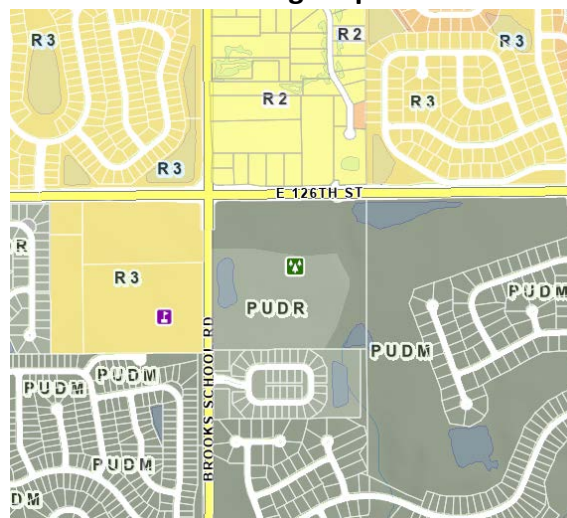
North: R2 Residential – Single Family

East: PUD-M (Sandstone Gray Eagle PUD) – Single Family

South: PUD-R (Graystone PUD) – Single Family

West: R3 Residential – Brooks School Elementary

Zoning Map



SUMMARY OF NEIGHBORHOOD MEETINGS AND PUBLIC COMMENTS:

July 13th – Neighborhood meeting at Saxony Hall with Gray Eagle HOA and residents. Notice was posted on the HOA website. Residents who live directly adjacent to the golf course in Gray Eagle were mailed an additional letter. 22 people attended the meeting.

August 23rd – Neighborhood meeting with Graystone. The meeting minutes are provided as an attachment on the agenda. Questions about traffic and drainage were brought up from residents.

Petitioner has been in contact with several individuals directly and made site visits to discuss landscaping commitments through a private MOU.

At the time of writing this staff report we have received **three (3) written public comments:**

John Manning (12796 Whitebridge Dr) – Supportive of the project.

Lee Jackson (unknown address) – Concerned with height of nets and lighting. Staff provided lighting details to resident.

Julie Putman (12623 Broadmoor Ct S) – Feels the height of the nets is not appropriate for a residential area.

STAFF RECOMMENDATION:

The Fishers 2040 Plan identifies this area as Open Space. This designation is intended for lands that serve a recreational, public open space or ecological function. Lands in this designation are primarily publicly owned but can be in private ownership. Lands intended for the open space designation include parks, public plazas, natural areas, scenic lands, golf courses, cemeteries and large water bodies.

Staff is supportive of the proposed text amendment to allow for a barrier netting system and restaurant use on Parcel 9 of the Sandstone / Gray Eagle PUD.

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 September 18, 2023 for final reading.

STAFF RECOMMENDATION

☒ Favorable Recommendation ☐ Unfavorable Recommendation ☐ No Recommendation

From: [John Manning](#)
To: [Vukusich, Megan](#)
Subject: Fishers planning commission: Gray Eagle projects support
Date: Thursday, August 24, 2023 12:17:32 PM

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

As a resident of the Gray Eagle neighborhood, I approve of the design plans presented at the August planning commission meeting for both the updated clubhouse/golf range and the townhome development next to it.

Best Regards,
John Manning
12796 Whitebridge Dr
Fishers, IN 46037

From: [Vukusich, Megan](#)
To: "Lee Jackson"; [Planning Dept](#); [Hilleary, Ross](#)
Cc: [Mayor Fadness](#); [Coble, Cecilia](#); [Neumann, Crystal](#); [DeReamer, Brad](#); george@fishers.in.us; [Peterson, Pete](#); [Stoller, Selina](#); [Vare, Jocelyn](#); [Weingardt, John](#); [Zimmerman, Todd](#)
Subject: RE: Gray Eagle Driving Range Nets
Date: Thursday, August 17, 2023 2:37:00 PM

Hi Lee –

Thank for reaching out. We have received your comments and will provide these to the Plan Commission members ahead of the meeting on September 6th.

Please note, an Illustrative Lighting Exhibit has been included with this proposal and shows a maximum light level of 0.2 foot -candles at the property line of the adjacent residential properties (UDO allows for 0.5 foot-candles).

Feel free to reach out to me directly if you have any additional questions on the proposal.

From: Lee Jackson <ljjpur77@ameritech.net>
Sent: Thursday, August 17, 2023 9:34 AM
To: Vukusich, Megan <vukusichm@fishers.in.us>; Planning Dept <planning@fishers.in.us>; Hilleary, Ross <hillearyr@fishers.in.us>
Cc: Mayor Fadness <mayorfadness@fishers.in.us>; Coble, Cecilia <coblec@fishers.in.us>; Neumann, Crystal <neumannc@fishers.in.us>; DeReamer, Brad <dereamerb@fishers.in.us>; george@fishers.in.us; Peterson, Pete <petersonp@fishers.in.us>; Stoller, Selina <stollers@fishers.in.us>; Vare, Jocelyn <varej@fishers.in.us>; Weingardt, John <weingardtj@fishers.in.us>; Zimmerman, Todd <zimmermant@fishers.in.us>; Lee Jackson <ljjpur77@ameritech.net>
Subject: Gray Eagle Driving Range Nets

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

Megan Vukusich, Fishers Planning Director
Ross Hilleary, Assistant Director of Planning & Zoning
Howard Stevenson, President Fishers Plan Commission
Gabrielle Herin, Fishers Planner
Breanna King, Fishers Planner

I would like to voice my concern with the proposed changes for the Gray Eagle Driving Range. As a near-by Fishers resident, I don't believe that this is the correct location for this type of facility.

- The two-story driving range, with 160 foot retention nets does not fit in with the predominately residential areas located at, or nearby, 126th and Brooks School Road.
- 160 feet high is roughly a 14-to-15 story building. Is that something that you would approve for this area?
- The average Tulip Tree, the official tree of Indiana, averages only 70-90 feet high, so these nets would tower over almost all of the trees in the area, therefore the nets would be visible for several miles.
- 50 feet for the shorter nets is still as high, or higher, than most trees in the area
- This impacts more than just the immediate neighborhoods, it impacts all of east Fishers as we would have to drive/run/walk/bike by this facility that doesn't fit in with the remainder of the area
- Also, what about the lighting? Based on what I see at Top Golf, lighting will be an issue. Again, too much for this predominately residential area.
- Is there really enough demand to support a second golf facility of this nature within the Fishers community?

The Gray Eagle Golf Course has been an amenity for the Fishers community and the Gray Eagle neighborhood, but expansion of the driving range with netting, will detract from the community. In my

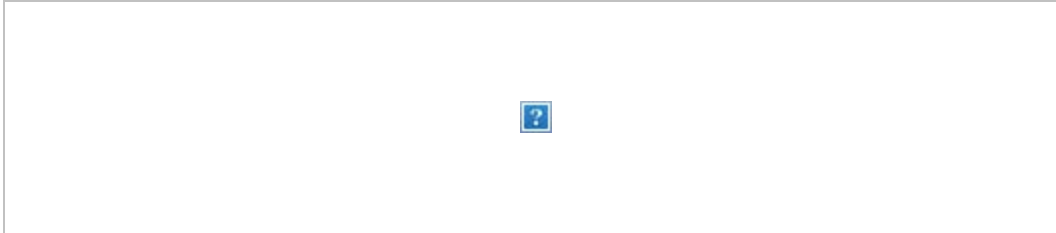
opinion, this will be an obnoxious eye sore and tower over everything in the residential community. This driving range netting option should be "REJECTED". Many lessor projects have been rejected due to not fitting in; i.e. the proposed Drive Building at 13562 E 116th (near Olio Road), which was much less obtrusive than these nets will be.

In closing, hopefully you will do the right thing for the Fishers' residents and reject this proposal

Sincerely,
Lee Jackson
Fishers Resident

From: [Hilleary, Ross](#)
To: [Vukusich, Megan](#)
Subject: FW: Gray Eagle golf course
Date: Tuesday, July 11, 2023 3:51:57 PM
Attachments: [image730715.png](#)

See below.



-----Original Message-----

From: Julie Putman <japutman@comcast.net>
Sent: Tuesday, July 11, 2023 3:33 PM
To: Butler, Jonah <butlerj@fishers.in.us>
Subject: Gray Eagle golf course

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

Hi,

I have a comment/ complaint regarding the plan for the driving range. I have not been in favor of the two level structure from the start and feel the city has put personal gain ahead of respect for the neighborhood.

I feel the height of the nets at 150 feet is not appropriate for the residential area. I would suggest that the planners and the mayor go stand in New Hope's parking lot and take a good long look at the impact the nets will have.

Hasn't enough money been made with the clubhouse and tightly packed apartments and duplexes.?.

Thank you
Julie Putman

Sent from my iPhone

August 23rd, 2023

Memorandum to file: Summary of neighbors meeting with Graystone HOA

On August 23rd, 2023, David Compton, representing the Gray Eagle Golf Course and Todd May representing JC Hart meet with approximately 24 residents from the Graystone Community at a resident's home within community to review/discuss the proposed Gray Eagle PUD text amendment. The meeting started at 7pm and concluded around 8:15pm.

Meeting notes:

David Compton gave an overview of the history of the Gray Eagle project and the five-year effort to save the golf course including multiple meetings held in October 2020 with neighboring communities and the passage of the first PUD amendment in March of 2021.

David explained that the changes that have occurred since the original approval included the decision to tear down the existing golf academy building and build a new, modern clubhouse. Additionally, the grass driving range is being replaced with a synthetic turf driving range. Since 2021 no changes have been made to the JC Hart project. It remains a 151-unit market-rate development targeted at the empty nester renter demographic.

David also provided an overview of the proposed PUD amendment. David indicated that no changes had occurred in the driving range as proposed in 2021 when a two-story building with hitting bays was proposed and approved. He covered the proposed poles and netting which are to surround the driving range. He indicated that the height of the net and related poles is necessary to protect the three-story apartment building directly south of the driving range and that net and related poles were necessary on the north side of the range to protect 126th street. In both cases, the poles and related net would only be tall enough as required to provide safety/protection to both areas.

Lighting for the range was also covered. Today there is HPS style lighting utilized that is more of a direct lighting style. The proposed lighting will be on the poles and the clubhouse and will be the indirect style lighting utilizing LED style lights. A photometric plan was shared and explained during the meeting.

Questions from the residents included the following:

1. Concern over traffic: at certain times, it is difficult to exit the Graystone subdivision, particularly left turns towards 116th St. What discussions have gone on with the City of Fishers? A&F Engineering has met with the City of Fishers. There is a proposal to restripe part of the existing Brooks School Road south of 126th street to allow for a left turn lane into the clubhouse area.

Other questions and suggestions for follow up were as follows:

- a. What impact does the Noblesville Hyde Park Development have on traffic on Brooks School Road?
- b. Can the north entrance (main entrance into the clubhouse) be reopened to the apartment community to allow for two full turn means of ingress/egress for the apartments. As currently approved, this north entrance serves as an emergency only access into the apartment community. This would take some pressure off the entranceway closest to Graystone.

- c. Are the lights synchronized between 116th Street and 126th street to allow traffic to flow and not get stopped at 126th Street, as well as create better traffic gapping.
- d. Can the City of Fishers remove the curb in front of the home to the north of the Graystone entrance and extend the accel lane to the north which would make it easier to exit north out of Greystone.
- e. Would there be any benefit of additional signage indicating an entrance at Graystone.
- f. Is there any way to slow traffic down on Brooks School Road? Since it has been repaved, the road has become a drag strip.

There was a general discussion that no single item above would solve the traffic discussions. It was explained that the proposed PUD amendment was not changing any of the uses originally contemplated in the March 2021 zoning. The desire was to try to improve as best possible traffic flow in the area and provide for a good ingress and egress for the Graystone community.

Regarding landscaping, Todd May agreed to provide the community neighbors with a PDF of the approved landscape plan for The Preserve at Gray Eagle. Additionally, Todd reminded the neighbors of the agreement in place with the Graystone community since 2021 in which J.C. Hart will supplement the approved landscape plan with an additional 10 Norway Spruce trees in the common area belonging to Graystone.

Drainage: Both Todd and David explained that the City of Fishers and their outside engineering consultant will review the drainage plans for the MF and Golf course PRIOR to the commencement of construction for the project. Additionally, it was explained that per Indiana State law, the MF and golf course owners must capture their own water and not dump any water onto the Graystone community.

Ordinance No. _____

AN ORDINANCE AMENDING THE TEXT OF THE SANDSTONE / GRAY EAGLE PD
ORDINANCE NO. 100996B OF FISHERS, INDIANA

SECTION 1. DECLARATION

This is an ordinance approving a text amendment to the Sandstone / Gray Eagle PD Ordinance. The legal description of the subject portion of Parcel 9 is attached hereto and incorporated herein as Exhibit A (the "Real Estate").

SECTION 2. PURPOSE AND INTENT

This ordinance acknowledges that the Sandstone / Gray Eagle PD exists at the time of approval of this ordinance. This ordinance is intended to amend and expand the language of the existing Sandstone / Gray Eagle PD regarding development standards specifically pertaining to Parcel 9. This ordinance shall effect no change to the existing Sandstone / Gray Eagle PD unless those changes are explicitly outlined within this ordinance.

SECTION 3. ZONING

The zoning classification of the Real Estate shall remain PUD-R as previously approved by the City.

SECTION 4. USE REGULATIONS AND DEVELOPMENT STANDARDS

Exhibit C Development Guidelines is hereby amended to include the following as a new Section D.
GOLF CLUB USE REGULATIONS AND DEVELOPMENT STANDARDS:

- A. **General Regulations:** Section 3.2.3 R2 Residential District Standards shall not apply.
- B. **Use Regulations:** The regulations of *Chapter 5. Use Regulations* shall apply, except as modified herein.
 - 1. **Article 5.1 Allowed Property Uses and Maintenance Standards:** Shall apply except as modified below:
 - i. **Section 5.1.5 Permitted Use Table:** shall apply, except as modified below:
 - 1. Outdoor Recreation Uses shall be a permitted use on the Real Estate.
 - Bar/Restaurant Uses shall be a permitted use on the Real Estate. Specifically, the Real Estate may be developed as a golf practice facility, golf course, golf driving range (including Barrier Netting System, as defined herein), clubhouse, and restaurant.
 - 2. **Article 5.2 Residential Uses:** Shall not apply.
 - 3. **Article 5.3 Public & Institutional Uses:** Shall not apply.
 - 4. **Article 5.4 Commercial Uses:** Shall apply.
 - 5. **Article 5.5 Industrial Uses:** Shall not apply.
 - 6. **Article 5.6 Open Uses:** Shall not apply.
 - 7. **Article 5.7 Accessory Uses:** Shall apply.
 - 8. **Article 5.8 Temporary Uses:** Shall apply.
- C. **Development Standards:** The regulations of *Chapter 6. Development Standards* shall apply, except as modified herein.
 - 1. **Article 6.1 General Provisions:** Shall apply.
 - 2. **Article 6.2 Accessory Structure Standards:** Shall apply except as modified below:
 - i. A Barrier Netting System up to one hundred sixty (160) feet in height from the

base of the pole as installed on the ground, as shown on the Illustrative Netting Exhibit attached hereto and incorporated herein as Exhibit B shall be permitted. For purposes hereof, the term "Barrier Netting System" shall mean a system of specially-designed large nets that are attached together and to support poles, which system is primarily intended to contain golf balls that are hit from a golf driving range from straying beyond the designated golf driving range field. By way of example, the system may include nets, supporting poles, other necessary related appurtenances and lighting. Barrier Netting Systems are a permitted accessory use to the golf course and driving range located on the Real Estate.

- ii. **Sec. 6.2.5 Outdoor Dining Structures:** Shall apply except as modified below:
 - 1. Outdoor dining areas shall be adjacent to their tenant space.
 - 2. Outdoor dining shall be accessed through the primary tenant space.
 - 3. The dining area may be enclosed by a fence or wall enclosure that is complementary to the architecture of the primary structure and, if provided, shall be no less than 30 inches and no more than four (4) feet tall.
 - 4. To maintain a six-foot (6') wide sidewalk, where a sidewalk is provided adjacent to the dining area, in accordance with Article 6.12. Pedestrian Accessibility Standards, a wider sidewalk shall be installed to meet that development standard.
- 3. **Article 6.3 Architectural Design Standards:** Shall apply except as modified below.
 - i. The Illustrative Architectural Exhibit, attached hereto as Exhibit D, is hereby incorporated to illustrate conceptually the elements and anticipated character of the combined clubhouse and restaurant located on the Real Estate. The final architectural plans may vary from the Illustrative Architectural Exhibit; however, the location and quality of the combined clubhouse and restaurant shall be substantially similar in quality and character to that shown in the Illustrative Architectural Exhibit.
- 4. **Article 6.4 Entrance and Driveway Standards:** Shall apply.
- 5. **Article 6.5. Exterior Lighting Standards:** Shall apply except as modified below:
 - i. The Illustrative Lighting Exhibit, attached hereto as Exhibit D, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the lighting on the Real Estate. The final lighting plan may vary from the Illustrative Lighting Exhibit; however, the location and direction of lighting and the quality and quantity of fixtures shall be substantially similar in quality and character to that shown in the Illustrative Lighting Exhibit.
- 6. **Article 6.6 Height Standards:** Shall apply except as modified below:
 - i. The maximum height for any barrier netting poles shall be one hundred sixty (160) feet from the base of the pole as installed on the ground.
- 7. **Article 6.7 Landscaping Standards:** Shall apply.
- 8. **Article 6.8 Lot Standards:** Shall apply.
- 9. **Article 6.9 Non-Residential Open Space:** Shall not apply.
- 10. **Article 6.10 Outdoor Display & Storage Standards:** Shall apply.
- 11. **Article 6.11 Parking & Loading Standards:** Shall apply.
- 12. **Article 6.12. Pedestrian Accessibility Standards:** Shall apply.
- 13. **Article 6.13 Permitted Non-Residential Structure Standards:** Shall apply.
- 14. **Article 6.14 Property Identification Standards:** Shall apply.
- 15. **Article 6.15 Public Art Standards:** Shall not apply.
- 16. **Article 6.16 Setback Standards:** Shall not apply.
- 17. **Article 6.17 Signage Standards:** Shall apply.

18. **Article 6.18 Wall & Fence Standards:** Shall apply.
19. **Article 6.19 Water & Sewer Standards:** Shall apply.
20. **Article 6.20 Vision Clearance Standards:** Shall apply.

SECTION 5. PROCEDURES AND APPROVALS

The Sandstone / Gray Eagle PD, as hereby amended by this Amendment to the Sandstone / Gray Eagle PD, shall remain in full force and effect.

SECTION 6. APPROVAL

This Amendment to the Sandstone / Gray Eagle PD shall be in full force and effect from and after its passage by the City Council.

Adopted by the City Council of the City of Fishers, Indiana on this ____ day of _____, 2023.

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

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

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

ATTEST _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

Date

MAYOR'S VETO

Scott A. Fadness, Mayor

Date

This instrument prepared by: Stephanie J. Truchan, Krieg DeVault LLP, One Indiana Square, Suite 2800, Indianapolis, Indiana 46204.

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. *Stephanie J. Truchan*

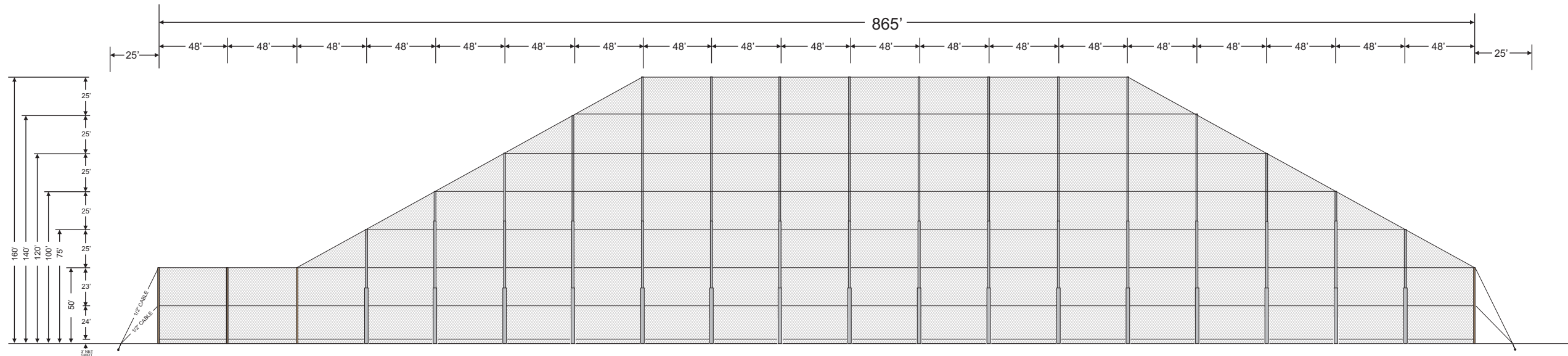
Exhibit A
Legal Description

Part of the East Half of the Northeast Quarter of Section 34, Township 18 North, Range 5 East of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana and described as follows:

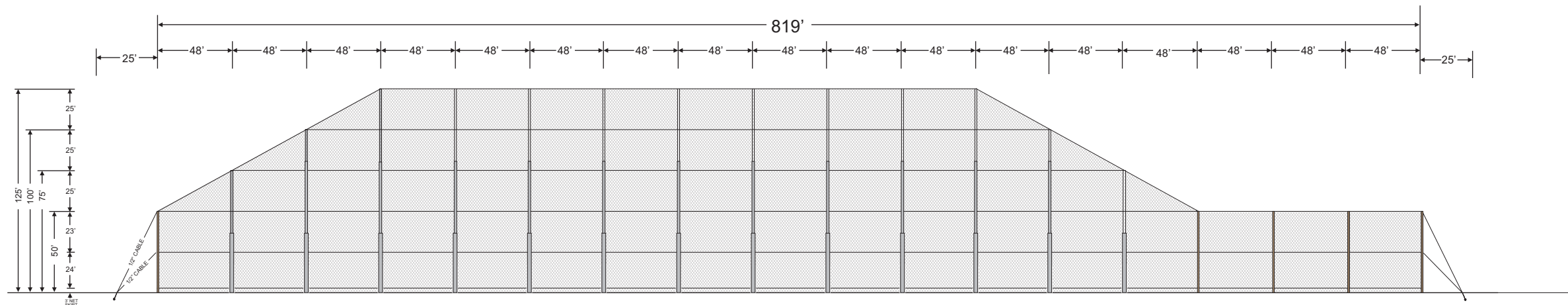
Beginning at the Northeast corner of the East Half of said Northeast Quarter; thence South 00 degrees 02 minutes 53 seconds East (bearings are based on a survey by Evergreen Planners, dated July 6, 1995 and recorded in the Office of the Hamilton County Recorder as Inst. No. 9165579) along the East line of said East Half a distance of 1311.00 feet to the extension of the southerly line of a tract of land conveyed to Mays Property management by Warranty Deed, recorded as Inst. No. 9506264 in the Office of the Hamilton County Recorder; thence South 89 degrees 25 minutes 19 seconds West along said southerly line of Mays and the extension of said line 1325.64 feet to the West line of the East Half of said Northeast Quarter; thence North 00 degrees 02 minutes 07 seconds West along said West line 1311.00 feet to the Northwest corner of said East Half; thence North 89 degrees 25 minutes 19 seconds East along the North line of said East Half a distance of 1325.35 feet to the Point of Beginning and containing 39.891 acres more or less.

Tax Parcel No. 19-11-34-00-00-005.000

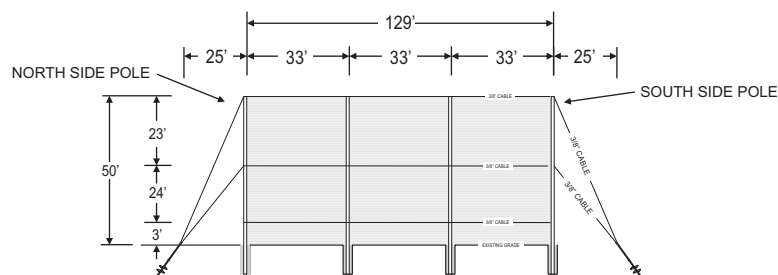
Exhibit B
Illustrative Netting Exhibit



ELEVATION SOUTH SIDE



ELEVATION NORTH SIDE



ELEVATION EAST SIDE

PROJECT NAME:

GRAY EAGLE
Fishers, Indiana

DATE: 3-27-2023

REVISIONS: NONE

CONCEPT DESIGN: GOLF RANGE NETTING
NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY
FORM WITHOUT WRITTEN PERMISSION FROM GOLF RANGE NETTING



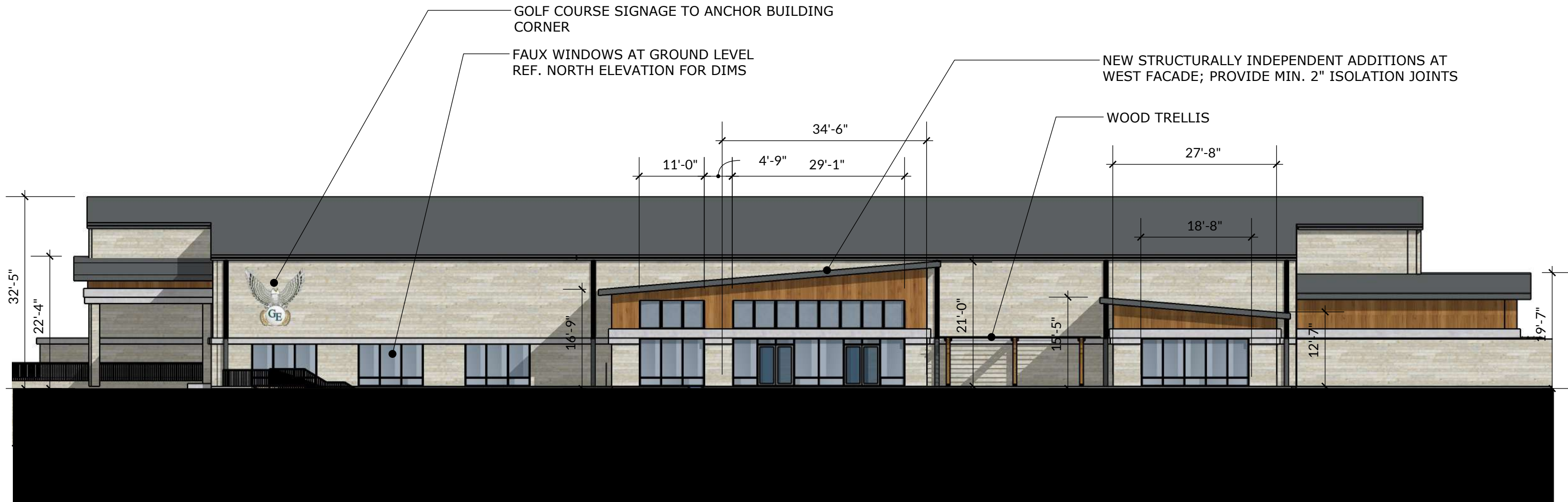
40351 U.S. Highway 19 North Suite 303
Tarpon Springs, Florida 34689
727.938.4448 fax 727.938.4135

Exhibit C
Illustrative Architectural Exhibit





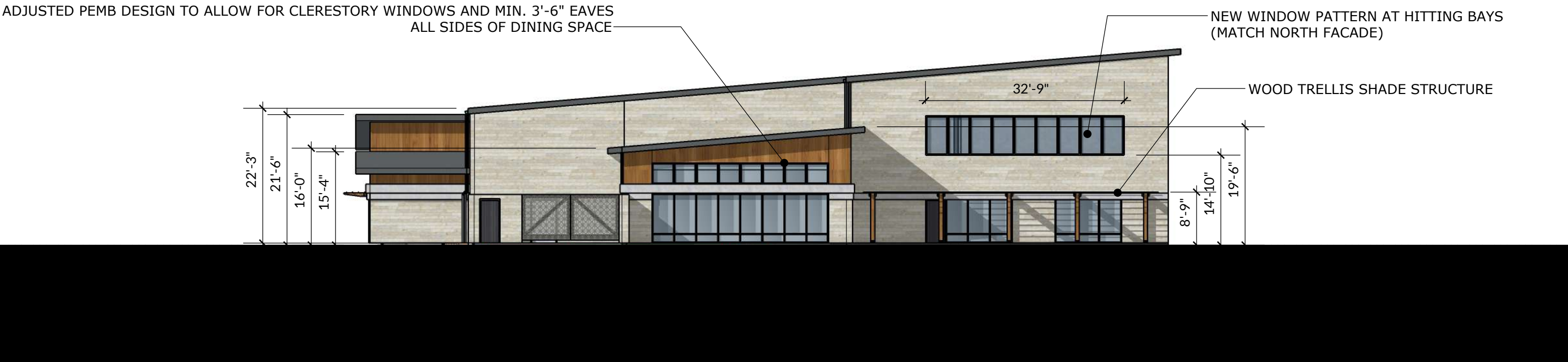




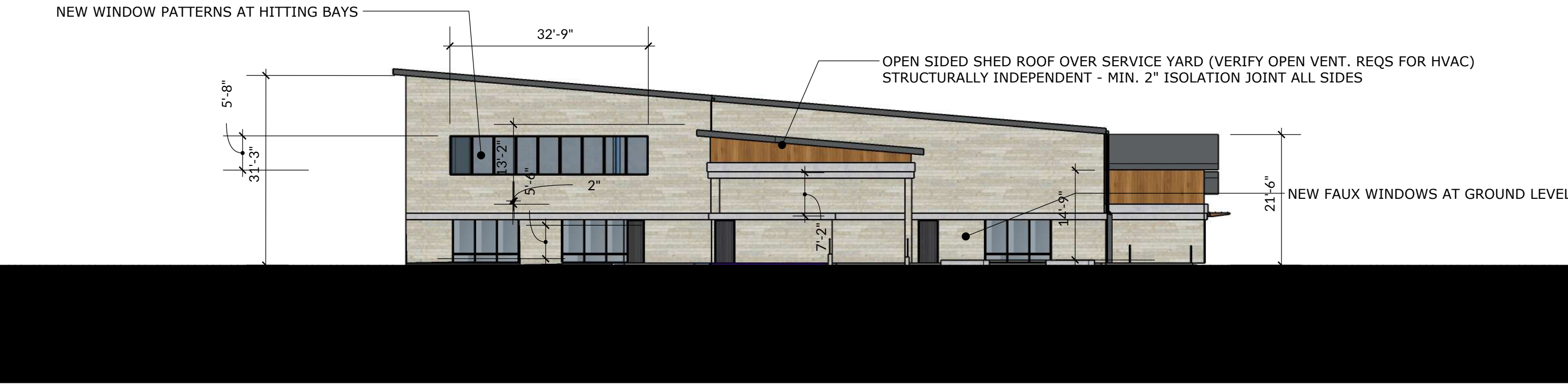
WEST ELEVATION | SCALE 1/16" = 1'-0"

FACADE MATERIALS

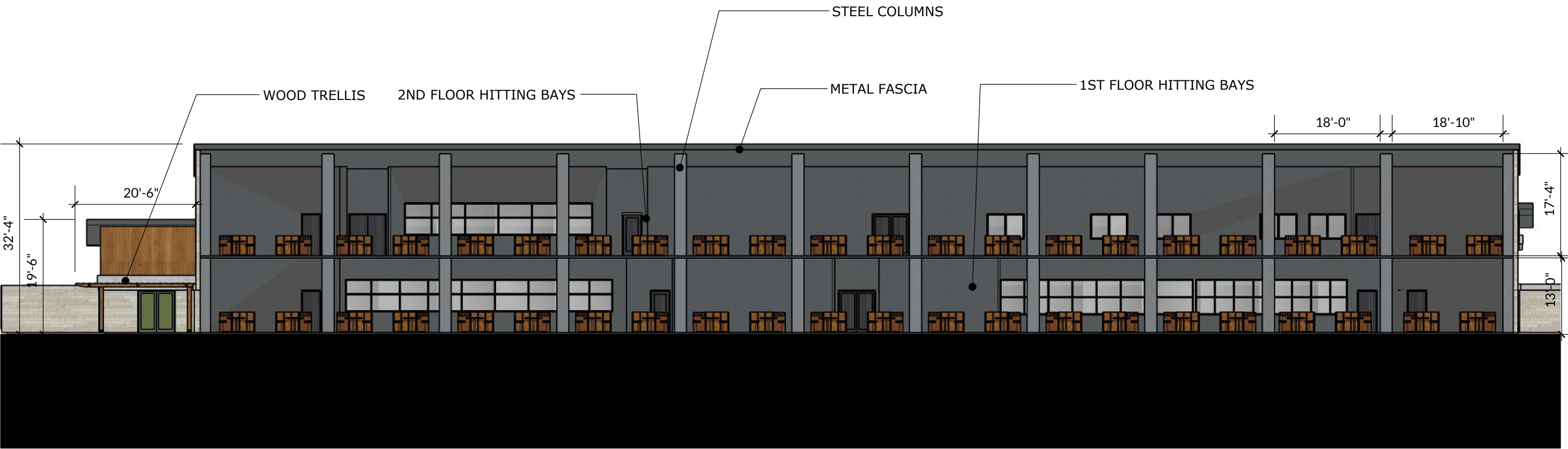
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- UPPER TRIM CLADDING: THERMALLY MODIFIED WOOD SHIPLAP VERTICAL ORIENTATION
- TRIM: THIN VENEER CAST-STONE (PRECAST CONCRETE LOOK; CONT. DESIGN)



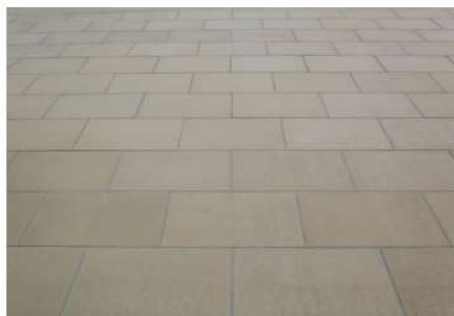
SOUTH ELEVATION | SCALE 1/16" = 1'-0"



NORTH ELEVATION | SCALE 1/16" = 1'-0"



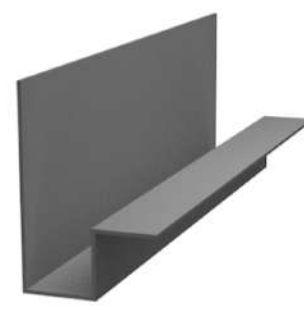
EAST ELEVATION | SCALE 1/16" = 1'-0"



THIN VENEER CAST STONE
LIMESTONE LOOK



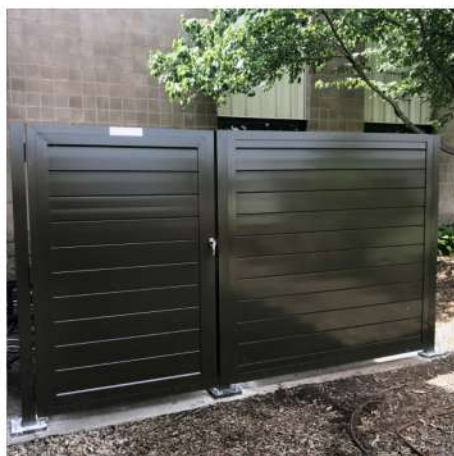
THERMALLY MODIFIED
SHIPLAP WOOD
VERTICAL ORIENTATION



METAL FASCIA



THIN VENEER CAST STONE
TRIM



METAL GATE FOR THE
MECHANICAL YARD



WOODEN TRELLIS



STANDARD ALUMINUM STOREFRONT
DOORS AND WINDOWS

FACADE MATERIALS

- MAIN CLADDING: THIN VENEER CAST-STONE (LIMESTONE LOOK; LARGE PANELS)
- UPPER TRIM CLADDING: THERMALLY MODIFIED WOOD SHIPLAP VERTICAL ORIENTATION
- TRIM: THIN VENEER CAST-STONE (PRECAST CONCRETE LOOK; CONT. DESIGN)

NOT FOR
CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

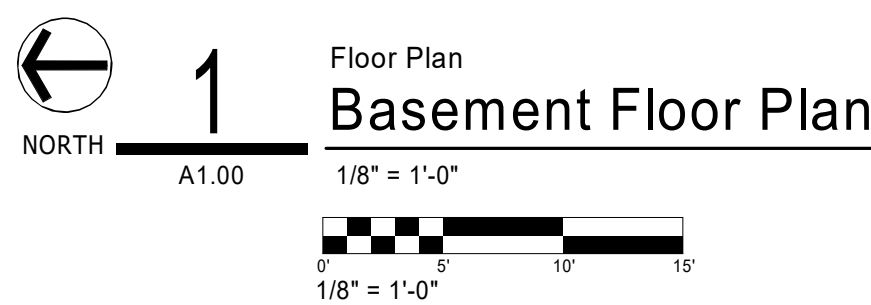
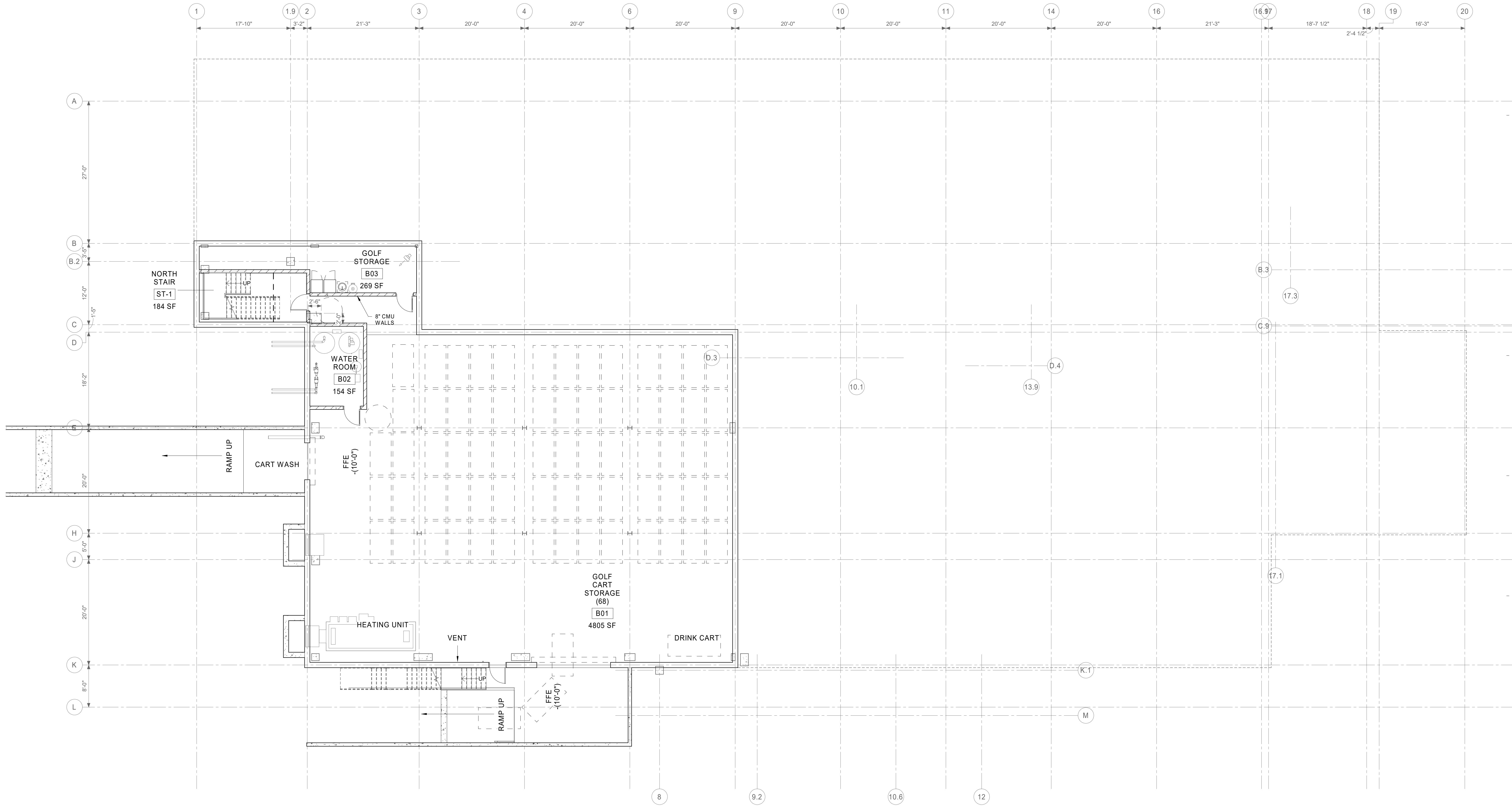
Fishers, IN 46037

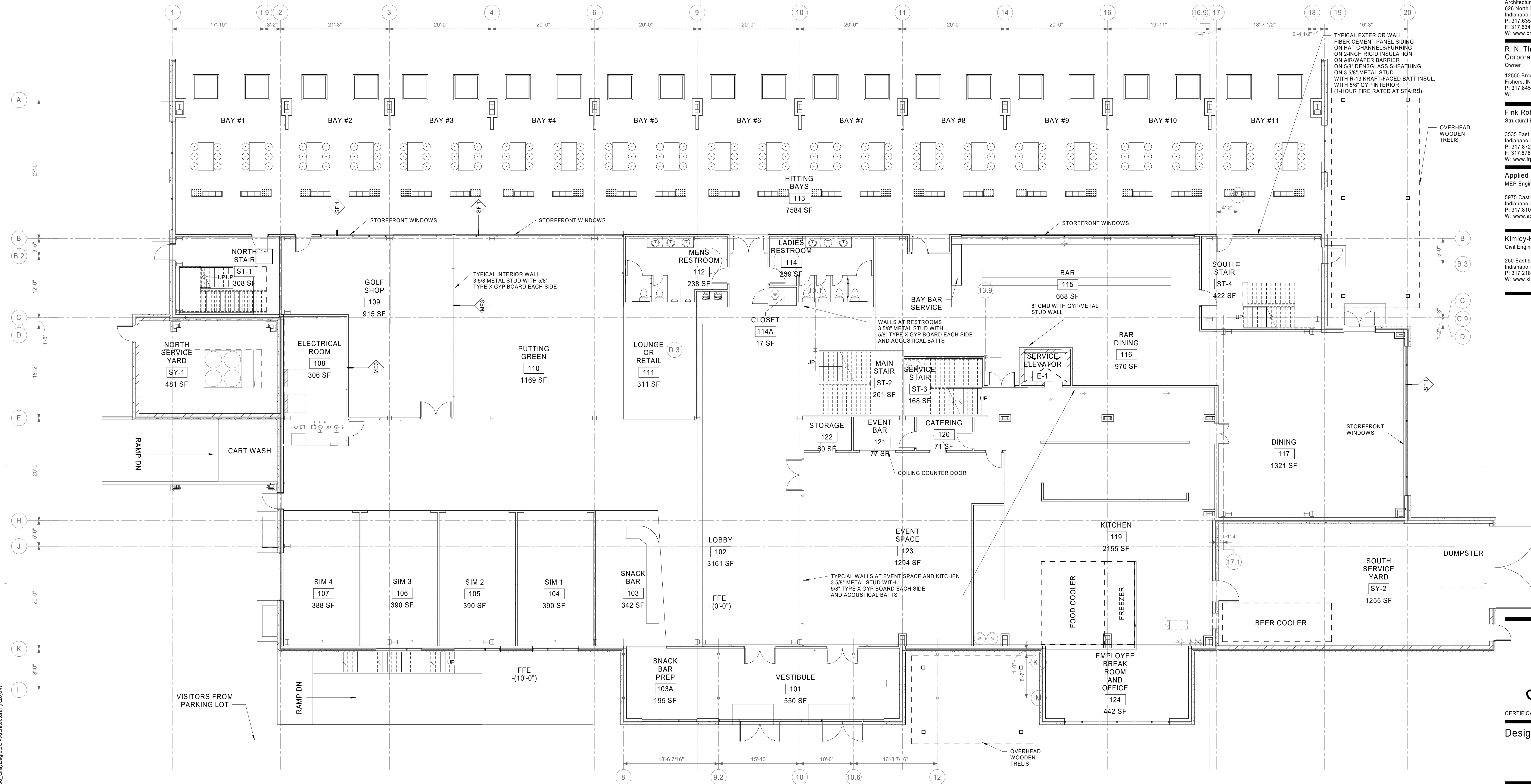
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Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 08/16/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Basement Floor Plan

A1.00





**NOT FOR
CONSTRUCTION**

CERTIFICATION

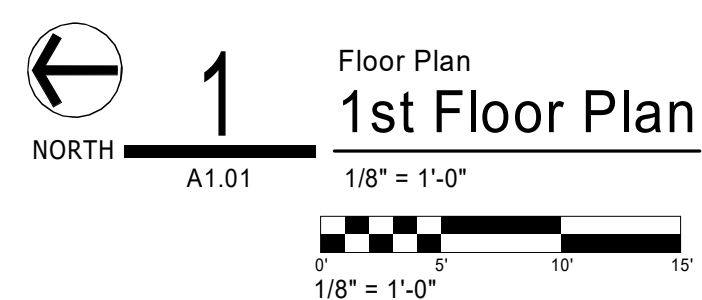
Design Development

Gray Eagle Golf Course

Fishers, IN 46037

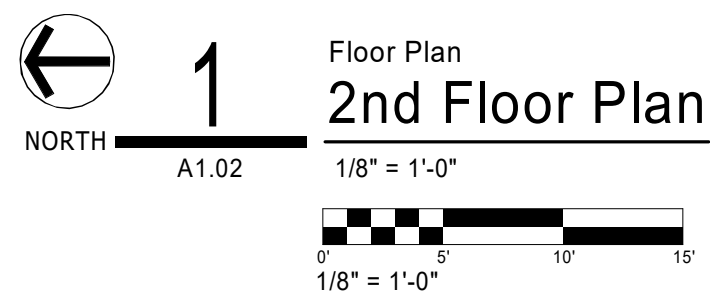
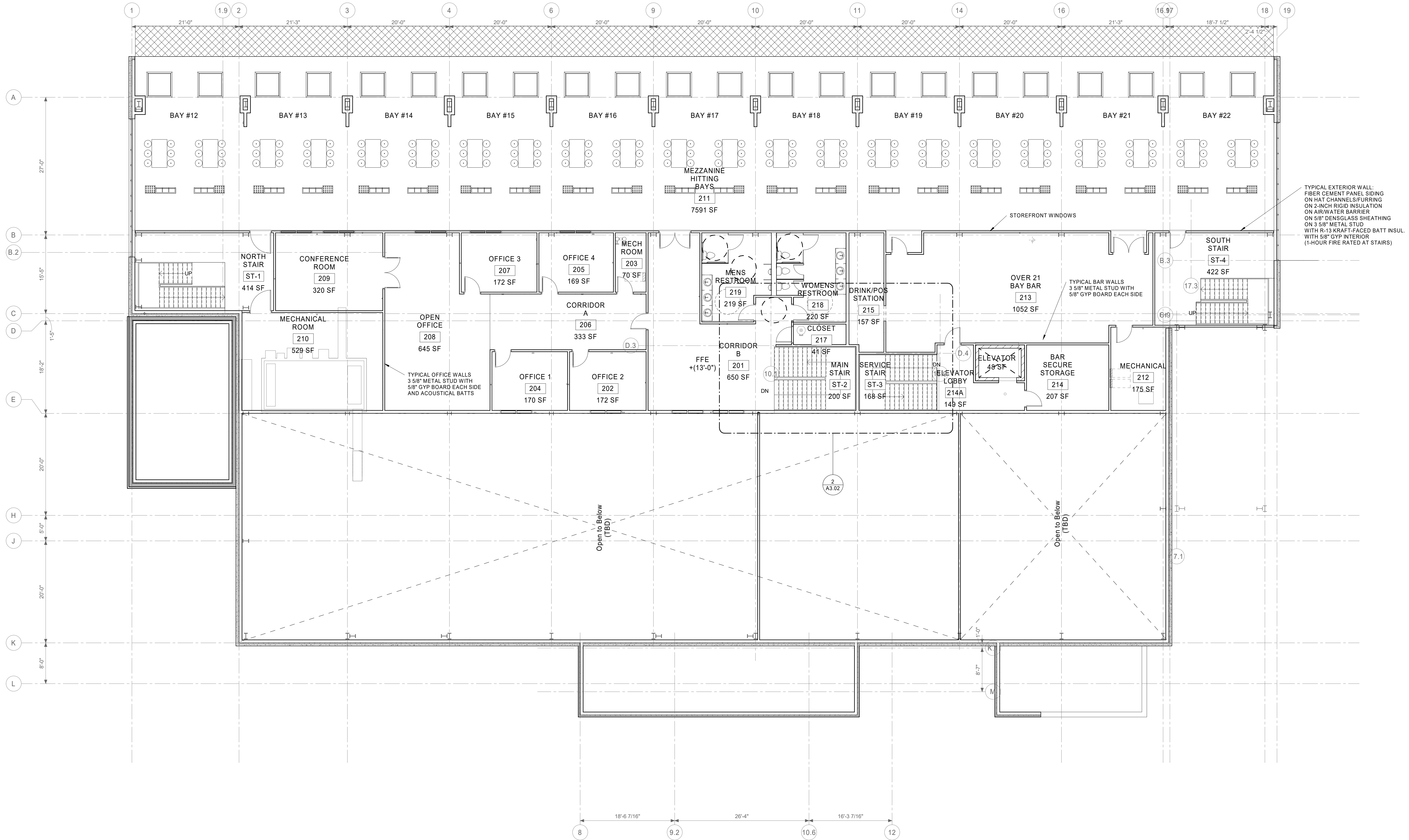
Project No.: 20A038
Drawn By: L. Chapman
Checked By: Checker
Scale: See Drawing
Issue Date: 08/16/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date



1st Floor Plan

A1.01



**NOT FOR
CONSTRUCTION**

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

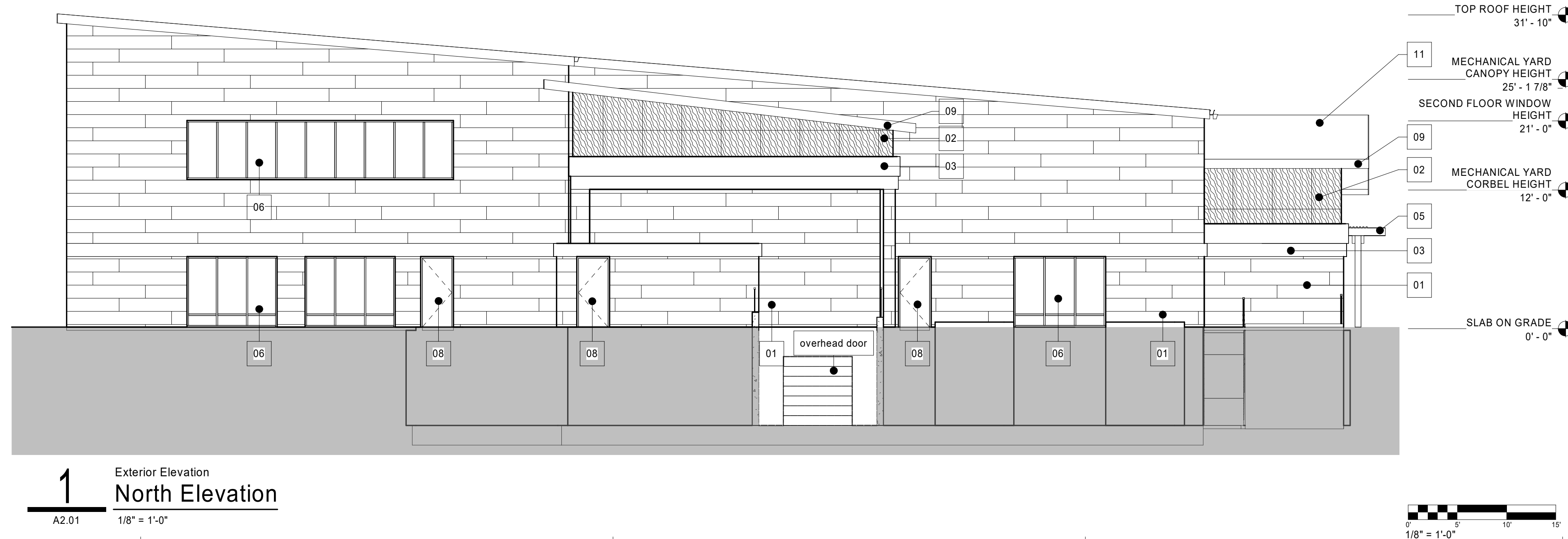
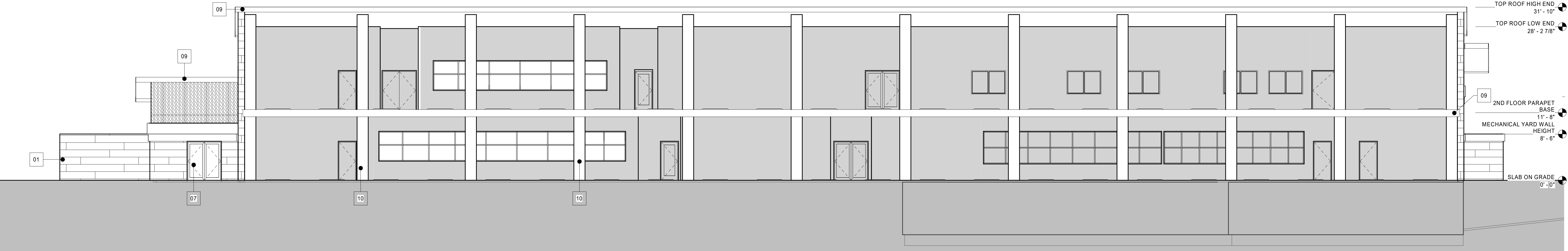
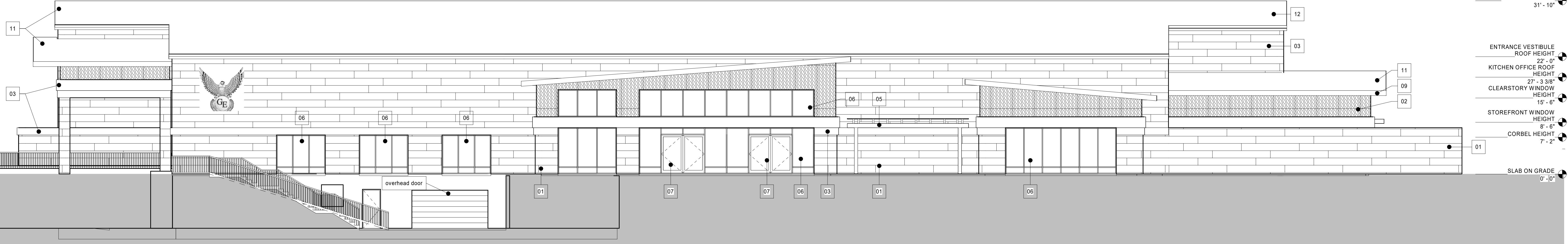
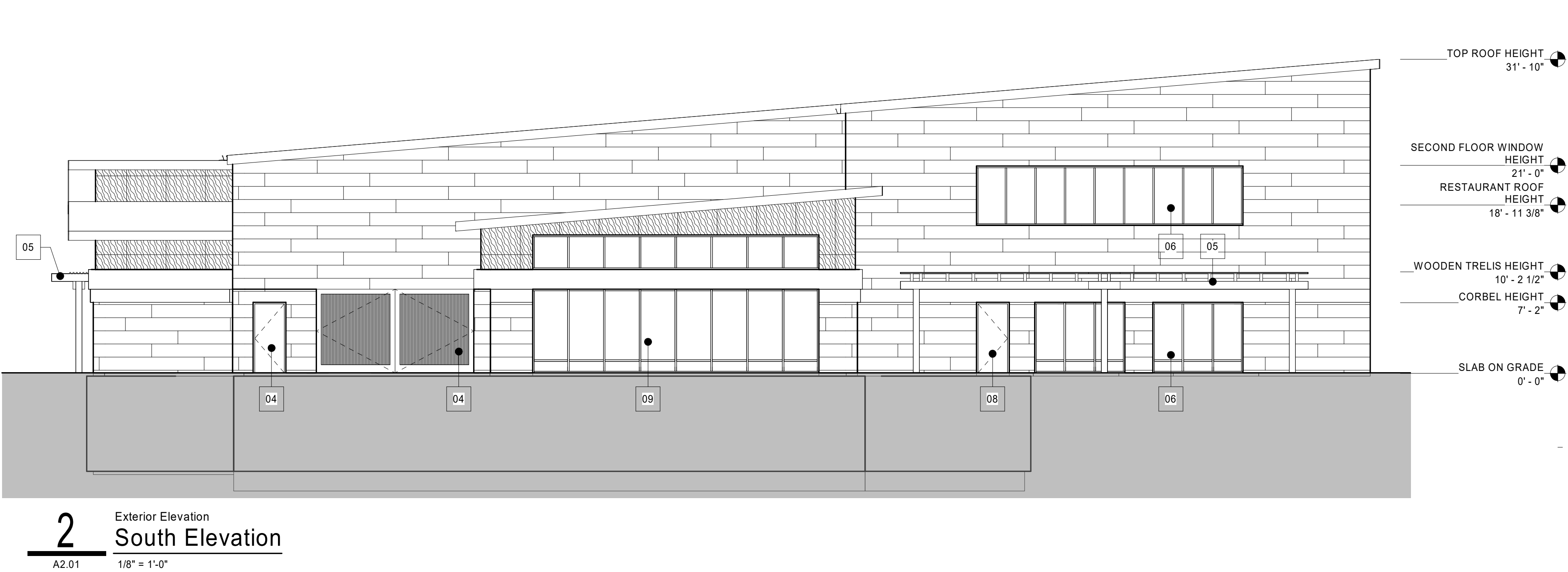
Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 08/16/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

2nd Floor Plan

A1.02

ELEVATION MATERIAL LEGEND			
ITEM	MATERIAL	AREA (SF)	PERCENTAGE
01	THIN VENEER CAST STONE	10,742	41
02	THERMALLY MODIFIED SHIPLAP WOOD	1421	5
03	THIN VENEER CAST STONE CORBELLING	1127	4.2
04	METAL GATE FOR MECHANICAL YARD	160	1
05	WOODEN TRELIS	3669	14
06	ALUMINUM STOREFRONT WINDOWS	6851	26
07	ALUMINUM STOREFRONT DOORS	111	.4
08	METAL DOORS	96	.4
09	METAL FASCIA	1311	5
10	STEEL COLUMNS	750	3
TOTAL		26,238	100%
11	Roof	28,077	



NOT FOR
CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

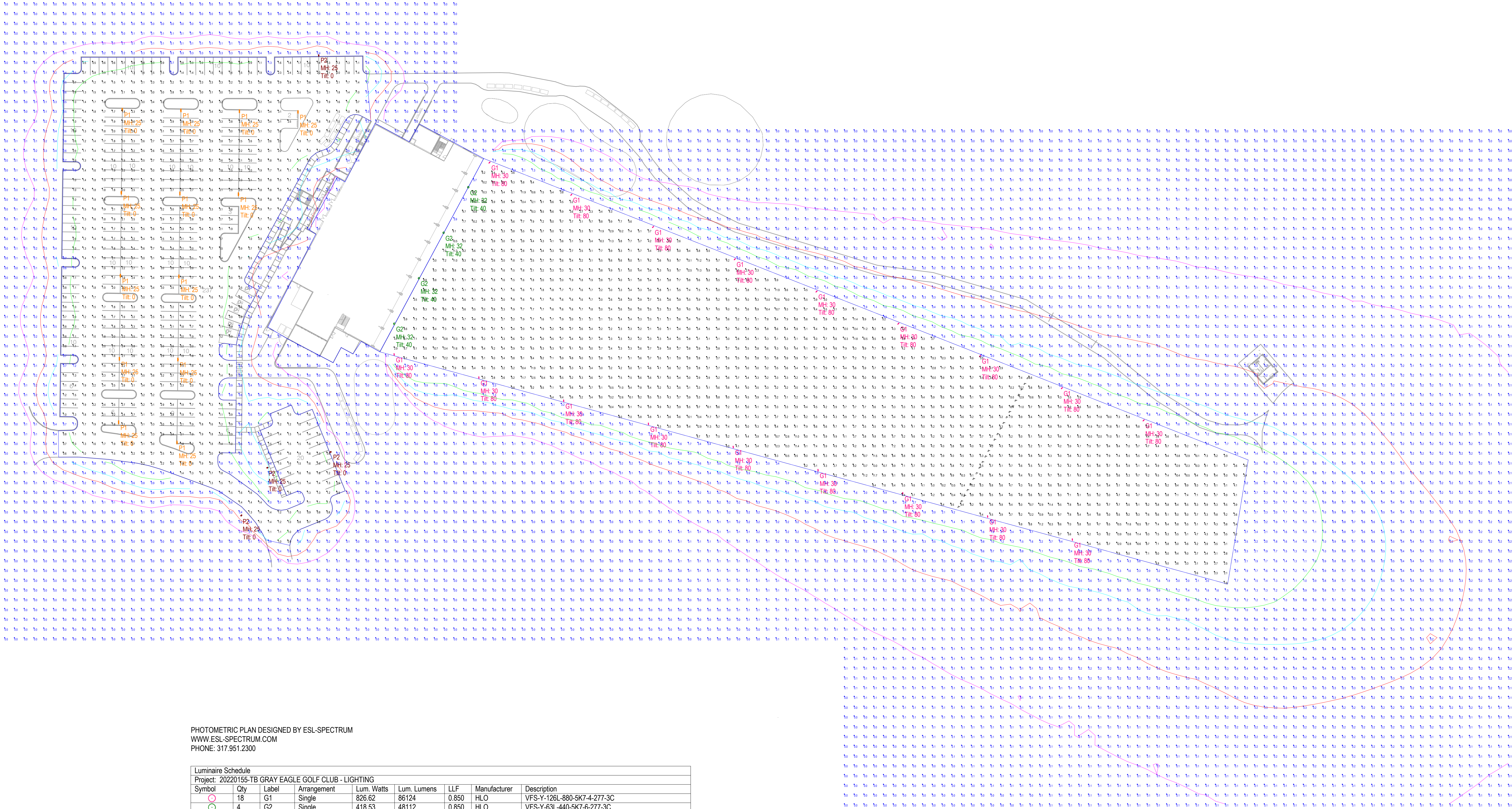
Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 08/16/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Elevations

A2.01

Exhibit D
Illustrative Lighting Exhibit



PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM
WWW.ESL-SPECTRUM.COM
PHONE: 317.951.2300

Luminaire Schedule							
Project: 2020155-TB GRAY EAGLE GOLF CLUB - LIGHTING							
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Manufacturer
	18	G1	Single	826.62	86124	0.850	HLO
	4	G2	Single	418.53	48112	0.850	HLO
	13	P1	Back-Back	68.4	8988	0.850	HLO
	4	P2	Single	68.4	6162	0.850	HLO
Description							
VFS-Y-126L-880-5K7-4-277-3C							
VFS-Y-63L-440-5K7-6-277-3C							
ASL1-160L-70-3K7-3-U							
ASL1-160L-70-3K7-3-BC							

PLAN VIEW
Scale: 1 inch= 50 Ft.

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES
POINTS SHOWN ARE AT GRADE
FIXTURE MOUNTING HEIGHTS ARE SPECIFIED NEXT TO FIXTURE AS "MH"

Calculation Summary							
Project: 2020155-TB GRAY EAGLE GOLF CLUB - LIGHTING							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
600 FT CALC @ Vertical Surface	Fc		32.37	54.2	20.4	1.59	2.66
FAIRWAY @ GRADE	Illuminance	Fc	5.51	13.9	1.5	3.67	9.27
PARKING LOT @ GRADE	Illuminance	Fc	1.97	3.6	0.5	3.94	7.20
PERIMETER @ GRADE	Illuminance	Fc	0.26	5.7	0.0	N.A.	N.A.

ESL-Spectrum's services are for estimation purposes only, and are not warranties.
Final design and illumination levels must be determined and specified by an electrical engineer.
Field results may differ from computer predictions because of many uncontrollable factors and adverse test conditions such as:
line voltage variations, lamp performance, product manufacturing tolerances, and jobsite conditions.

THE FIXTURE TYPE(S) AND LAMPING(S) SPECIFIED ON THIS LAYOUT MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA AND PERFORMANCE DATA SHOWN.

Owner's Name
Owner

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

Structural Engineer's Name
Structural Engineer

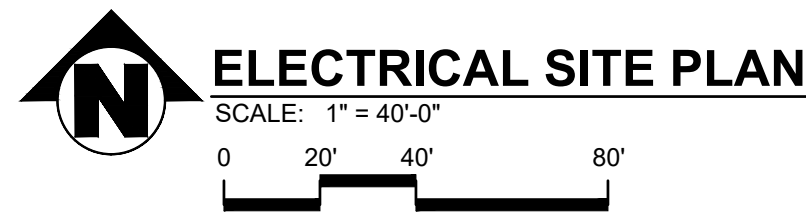
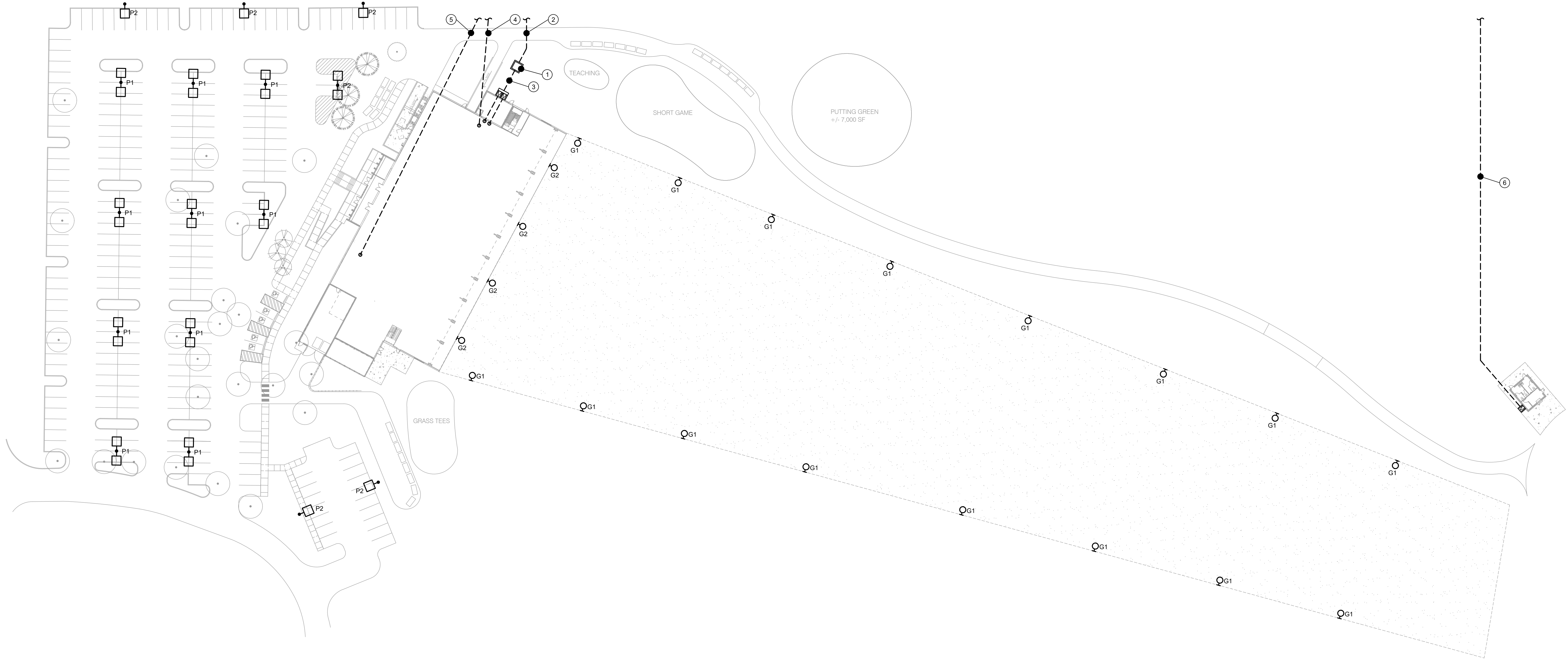
Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

MEP Engineer's Name
MEP Engineer

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

Civil Engineer's Name
Civil Engineer

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com



GENERAL NOTES:

- SEE DRAWING E001 FOR SYMBOLS AND GENERAL NOTES.
- CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH UTILITY COMPANY PRIOR TO BEGINNING WORK.

PLAN NOTES:

- PROVIDE BASE FOR UTILITY TRANSFORMER. COORDINATE BASE REQUIREMENTS WITH UTILITY STANDARDS.
- PROVIDE 4" C TO UTILITY POLE FOR ELECTRICAL SERVICE. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. PRIMARY CONDUIT PROVIDED BY CONTRACTOR; PRIMARY CABLE AND TERMINATIONS PROVIDED BY UTILITY.
- PROVIDE CABLE AND CONDUIT TO WIREWAY AT SERVICE METER BOXES. SEE SINGLE LINE DIAGRAM ON E701 FOR CONDUIT AND CABLE REQUIREMENTS.
- PROVIDE (1) 4" C FROM UTILITY POLE TO MAIN ELECTRICAL ROOM FOR GOLF SHOP TELECOMMUNICATIONS.
- PROVIDE (1) 4" C FROM UTILITY POLE TO SECOND FLOOR MECHANICAL / IT ROOM FOR TENANT TELECOMMUNICATIONS.
- PROVIDE 4" C SECONDARY FROM UTILITY POLE-MOUNTED TRANSFORMER FOR ELECTRICAL SERVICE TO METER. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. SECONDARY CONDUIT AND CABLE PROVIDED BY CONTRACTOR; TERMINATIONS PROVIDED BY UTILITY.

**NOT FOR
CONSTRUCTION**

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 07/01/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

ELECTRICAL SITE PLAN

E2.01

Owner's Name
Owner

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

Structural Engineer's Name
Structural Engineer

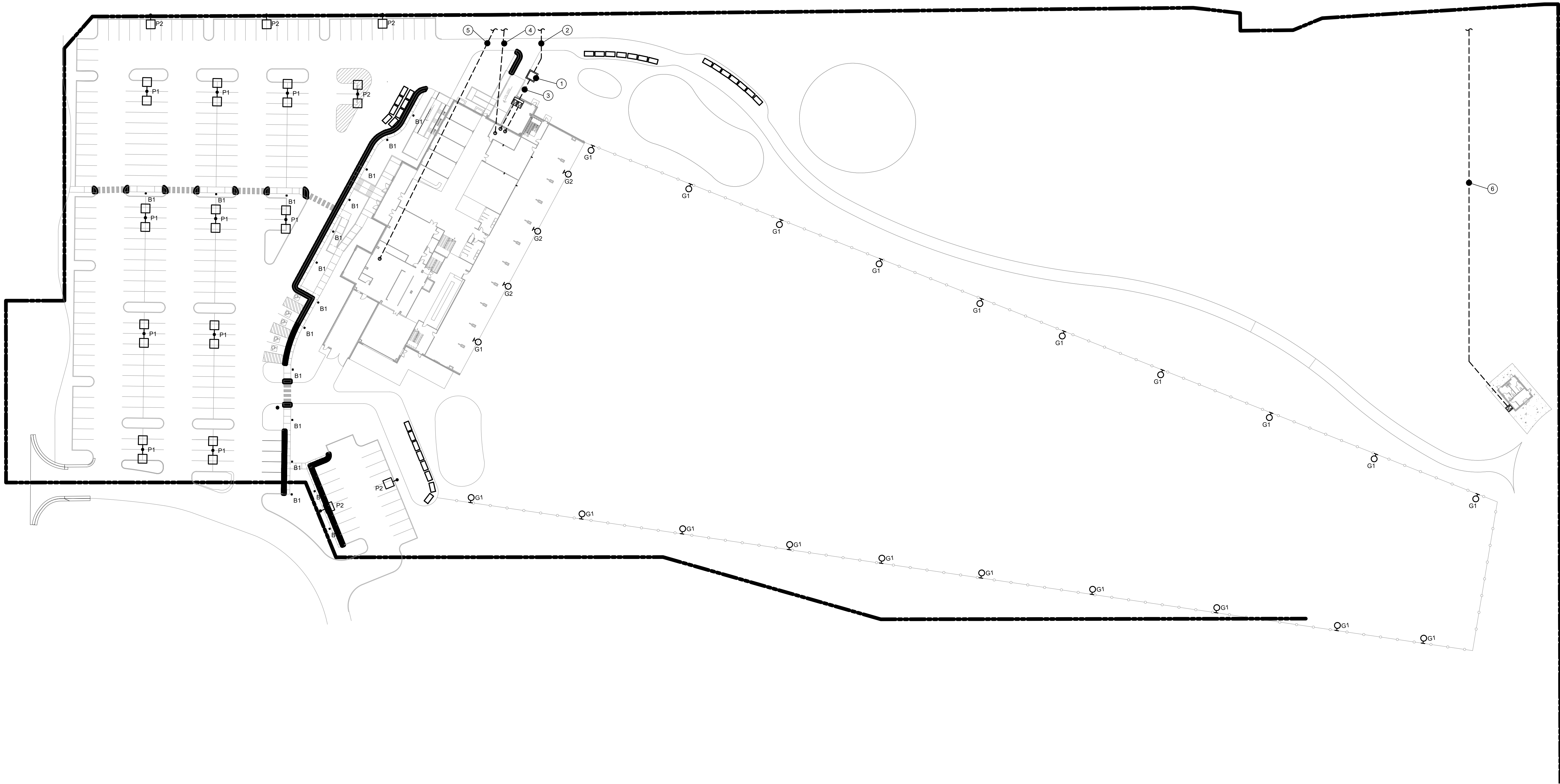
Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

MEP Engineer's Name
MEP Engineer

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

Civil Engineer's Name
Civil Engineer

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com



ELECTRICAL SITE PLAN
SCALE: 1" = 40'-0"
0 20' 40' 80'

GENERAL NOTES:

1. SEE DRAWING E001 FOR SYMBOLS AND GENERAL NOTES.
2. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH UTILITY COMPANY PRIOR TO BEGINNING WORK.

PLAN NOTES:

1. PROVIDE BASE FOR UTILITY TRANSFORMER. COORDINATE BASE REQUIREMENTS WITH UTILITY STANDARDS.
2. PROVIDE 4" C TO UTILITY POLE FOR ELECTRICAL SERVICE. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. PRIMARY CONDUIT PROVIDED BY CONTRACTOR; PRIMARY CABLE AND TERMINATIONS PROVIDED BY UTILITY.
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5. PROVIDE (1) 4" C FROM UTILITY POLE TO SECOND FLOOR MECHANICAL / IT ROOM FOR TENANT TELECOMMUNICATIONS.
6. PROVIDE 4" C SECONDARY FROM UTILITY POLE-MOUNTED TRANSFORMER FOR ELECTRICAL SERVICE TO METER. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. SECONDARY CONDUIT AND CABLE PROVIDED BY CONTRACTOR; TERMINATIONS PROVIDED BY UTILITY.

**NOT FOR
CONSTRUCTION**

CERTIFICATION

Design Development

Gray Eagle Golf Course

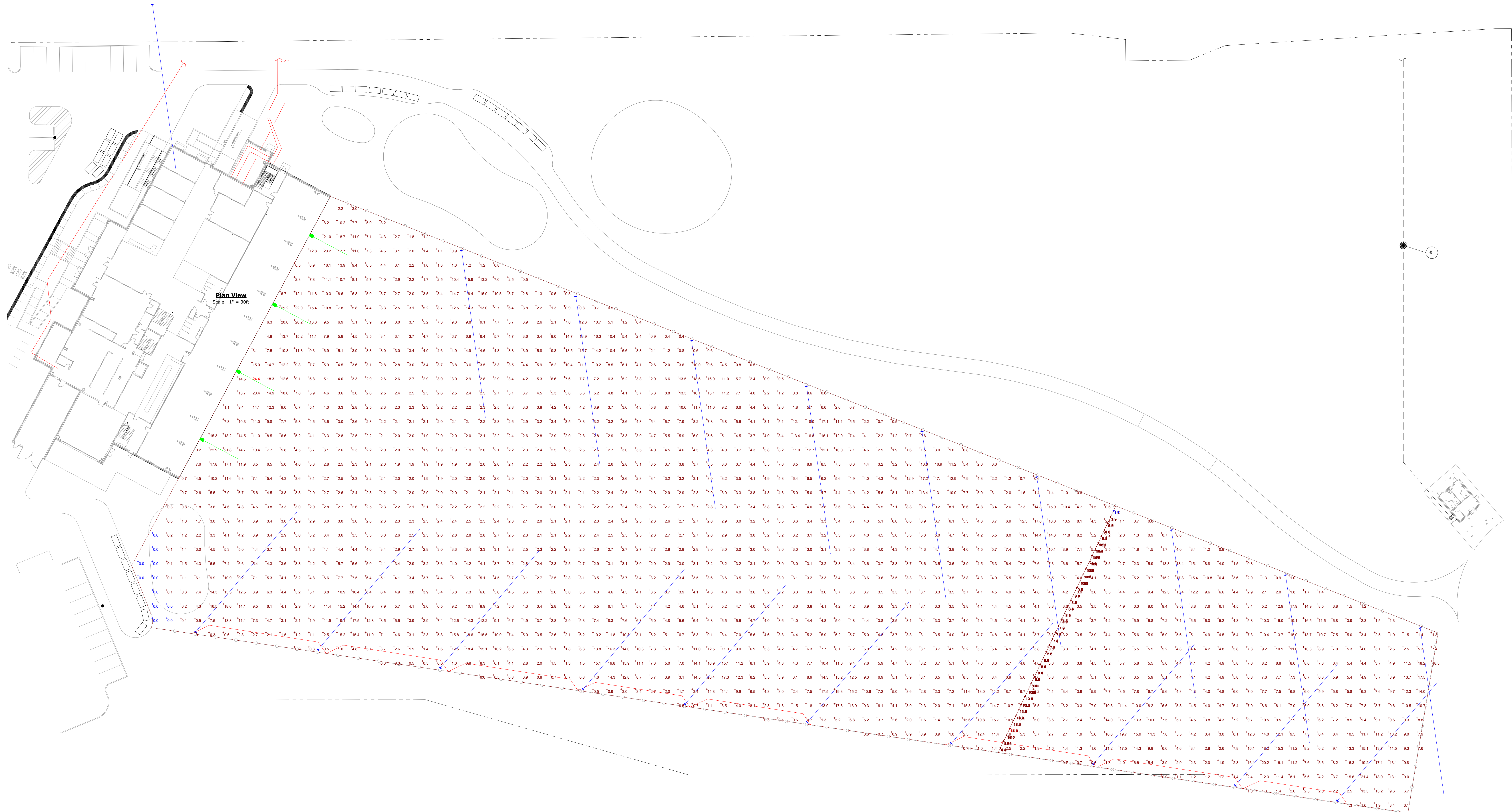
Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 07/01/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

ELECTRICAL SITE PLAN

E2.01



Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	A		20	HUBBELL LIGHTING	VFS-Y-126L-880-3K7-6-277-3C	SPORTS LIGHT 3K 126LEDS 6X6	1	86356	1
	B		4	HUBBELL LIGHTING	VFS-Y-63L-440-3K7-6-277-3C	SPORTS LIGHT 3K 63LEDS 6X6	1	43178	1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
RANGE	+	5.5 FC	24.4 FC	0.0 FC	N/A	N/A
500 FT VERT	+	9.3 FC	18.2 FC	1.6 FC	11.4:1	5.8:1



INTERCEPT® VFS
ARENA/SPORTS FLOODLIGHT

FEATURES

- The Intercept® low glare shields provide industry leading glare reduction with minimal effect on light output
- Delivered lumens up to 90,000
- Scalable LED modules allow for an optimized configuration for various lumen output targets
- Up to 40°C ambient temperature rating
- Built in surge suppression adds an additional layer of protection for the luminaire's driver



RELATED PRODUCTS

- SLS HID
- Matrix MAF

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Heavy duty die-cast aluminum housing
- Light engine is thermally isolated from driver components
- UV stabilized polyester powder paint finish
- Horizontal and vertical aiming

INSTALLATION

- Heavy duty steel yoke mount secured with ½" bolt
- Fixture comes with horizontal and vertical protectors
- If a fixture is intended to be aimed above 90 degrees the glare control shields must be removed as they will fill with debris

ELECTRICAL

- Five distributions to maximize performance: 2x2, 3x3, 4x4, 5x5, 6x6
- -40°C TO 40°C operating temp range
- 20kA surge protection device standard
- 0-10V dimming driver standard, dimming leads must be extended for connection to control systems (CD option)
- 120-480V configurations 50/60Hz
- Driver RoHS compliant

CERTIFICATIONS

- IP66, listed to UL1598 for use in wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)
- 5 year warranty
- See [UL Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	35,000-96,000
Wattage Range	440-880
Efficacy Range (LPW)	87-115
Weights lbs. (kg)	100 (45)



AIRO Micro Strike
AREA/SITE/ROAD LIGHTER

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The AiRo includes a universal mounting block for easy pole installation or mast arm option for 2-3/8" OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4W or 5CW
- Tool-less entry option for easy installation and maintenance
- 15G rated for high vibration applications including bridges and overpasses



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TIGC thermostat polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Entire optical aperture illuminates to create a large luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver ES Type 2, 3, 4W and 5CW distributions
- Lens distributions are field rotatable (in 90° increments) or interchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- 80, 90, or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Tool-less entry to wiring/driver compartment optional
- Universal mounting block works with #2 drill pattern
- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities
- Mast arm filler accessory or option available for 2-3/8" OD brackets with vertical lift of 45°, 0° or 3°

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6'
- SiteSync™ wireless control system is available via 7-pin. See ordering information and details at: [www.hubbellighting.com/siteSync](#)
- NX Distributed Intelligence™ available with in-fixture wireless control module, features dimming and occupancy sensor

CONTROLS (CONTINUED)

- vScape™ available with in-fixture wireless control module, features dimming and occupancy sensor via 7-pin
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS

- Listed to UL1598 and CSA C22.2 22500-24 for wet locations and 40°C ambient temperatures
- DLC (DesignLights Consortium) Qualified with Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at [www.designlights.org](#)
- 15G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 Year warranty
- See [UL Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,200-36,000
Wattage Range	25-255
Efficacy Range (LPW)	118-148
Weight lbs. (kg)	14.5-175 (6.6-8.0)



Round Tapered Steel Poles

Pole Shaft

- The pole shaft is a one section design, each section being fabricated from standard 11 gauge (0.1196") steel. The pole shaft material is a weldable grade hot rolled commercial quality carbon steel with a guaranteed minimum yield strength of 55,000 psi after fabrication. Each section is one-piece construction with a full length longitudinal weld and is cylindrical in cross-section having a uniform taper of 0.14 inches of diameter change per foot of length.

Base Plate

- The anchor base is fabricated from commercial quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

Bolt Circle: 10.5 (in.) Dimension: 11.0 (in.) Thickness: 0.88 (in.) Conduit Opening: 6 (in.)

Consult KW representative for non-standard dimensions.

Anchor Bolts

- Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A153. Fully galvanized anchor bolts are available upon request.

Handhole

- An oval reinforced gasketed handhole, having a nominal 4" x 6.5" inside opening, located at 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

Finish

- Standard - The exterior surface is cleaned with an alkaline rinse to remove surface contaminants and shot blasted to specifications as published by the Steel Structures Painting Council Standards SSPC-SP10 (near white). The exterior surface is chemically pretreated with an iron phosphate conversion coating then rinsed with ambient fresh water containing special surfactants and sealers forming a dry tight micro-crystalline coating. A polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils is standard on all color finishes. The internal surface including the powder coated area at the base-end is coated with **WUOLUX**, a thermoplastic hydrocarbon resin system specially formulated for application over untreated steel surfaces, to a thickness of 3 mils. The internal coating shall contain special corrosion inhibitors and is capable of passing 1000 hours of salt spray exposure (ASTM B117).

Series: RTSP - Round Tapered Steel Poles									
Nominal Height: 30' Base Diameter: 7.5" Gauge: 11									
Finish: BRZ - Standard - Bronze									
Height (ft.)	Pole Shaft (in.) x (in.) x (ft.)	Gauge	Handhole Size (in.)	Anchor Bolt (in.) x (in.) x (in.)	Bolt Circle (in.)	80 MPH (ft.)	90 MPH (ft.)	100 MPH (ft.)	Ship Wt. (lbs.)
30	7.5 x 3.3 x 30	11	4 x 6.5	1.00 x 36 x 4	10.5	22.1	17.5	13.9	265
RTSP30-7.5-11-BRZ									



Terms and Conditions of Sale

- **TERMS**
Net 30 days from the date of Company's invoice unless otherwise specified. A 1-1/2% per month late charge will be added to accounts past due.

- **PRICES**
Published prices are subject to change without notice. Possession of price sheets in no way obligates Company to sell to the Purchaser possessing such price sheet. All orders are subject to final approval and acceptance by the Company. Once accepted and approved, orders will be billed at prices currently in effect at the time of invoicing, or at prices quoted by the Company and accepted by the Purchaser if the order involves an item or items covered by special quotation. THE MINIMUM INVOICE CHARGE SHALL BE \$50.00 NET.

- **DELIVERY**
All goods sold are deliverable F.O.B. KW Industries, Inc., Sugar Land, Texas 77478.

TAXES

1 SITE LIGHTING SPECIFICATION - FIXTURES G1 G2
Scale: NTS

2 SITE LIGHTING SPECIFICATION - FIXTURES P1 P2
Scale: NTS

3 SITE LIGHTING SPECIFICATION - LIGHTING POLE
Scale: NTS

NOT FOR CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 07/01/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Electrical Schedules

E6.01

INTERCEPT® VFS

ARENA/SPORTS FLOODLIGHT

FEATURES

- The Intercept® low glare shields provide industry leading glare reduction with minimal effect on light output
- Delivered lumens up to 90,000
- Scalable LED modules allow for an optimized configuration for various lumen output targets
- Up to 40°C ambient temperature rating
- Built in surge suppression adds an additional layer of protection for the luminaire's driver



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Heavy duty die-cast aluminum housing
- Light engine is thermally isolated from driver components
- UV stabilized polyester powder paint finish
- Horizontal and vertical aiming

INSTALLATION

- Heavy duty steel yoke mount secured with ¾" bolt
- Fixture comes with horizontal and vertical protractors
- If a fixture is intended to be aimed above 90 degrees the glare control shields must be removed as they will fill with debris

ELECTRICAL

- Five distributions to maximize performance: 2x2, 3x3, 4x4, 5x5, 6x6
- -40°C TO 40°C operating temp range
- 20kA surge protection device standard
- 0–10V dimming driver standard, dimming leads must be extended for connection to control systems (CD option)
- 120–480V configurations 50/60Hz
- Driver RoHS compliant

CERTIFICATIONS

- IP66, listed to UL1598 for use in wet locations
- This product qualifies as a “designated country construction material” per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 year warranty
- See [HLI Standard Warranty](#) for additional information



RELATED PRODUCTS

- ⌘ [SLS HID](#) ⌘ [Matrix MAF](#)

KEY DATA	
Lumen Range	35,000–96,000
Wattage Range	440–880
Efficacy Range (LPW)	87–115
Weights lbs. (kg)	100 (45)

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

ORDERING GUIDE

Example: VFS-Y-63L-440-3K7-2-120-6C-CD-LGC

CATALOG #

Family	Mount	Engine Watts	CCT	Distribution	Voltage	Cord
VFS Flood Sports Lighting	Y Yoke UMY Under Mount Yoke	63L-440 440W, 45,000 lm 84L-660 660W, 60,000 lm 126L-880 880W, 90,000 lm	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI 57K7 5700K, 70 CRI 4K8 4000K, 80 CRI 5K8 5000K, 80 CRI 57K8 5700K, 80 CRI 4K9 4000K, 90 CRI 5K9 5000K, 90 CRI 57K9 5700K, 90 CRI	2 2x2 3 3x3 4 4x4 5 5x5 6 6x6 AV Aviation Optics ¹	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	3C 3' Prewired SEOWA cord 6C 6' Prewired SEOWA cord 12C 12' Prewired SEOWA cord ²

Control Options	Options
CD Continuous dimming NXWE NX Fixture Module DMX DMX/RDM	LGC Less Glare Control SF Single Fuse DF Double Fuse GL Glass Lens

- Notes:
- 1 Includes glass lens
 - 2 12' cord is default option

OPTIONS AND ACCESSORIES

Accessories (Ordered Separately)	
☐ VFSVISOR	Top Visor
☐ 93093927	Laser Aiming Assembly
☐ 93101964	Safety Cable
☐ ACC-O-HLOL-VFS-MTG-SF-LGS	Intercept Slip-Fit Adapter

DELIVERED LUMENS

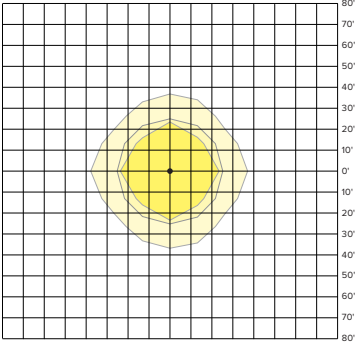
SERIES	NOMINAL WATTS	NEMA	BEAM ANGLE	FIELD ANGLE	5K (5000K NOMINAL, 70 CRI)			4K (4000K NOMINAL, 70 CRI)			3K (3000K NOMINAL, 70 CRI)		
					LUMENS	LPW	MAX BEAM CANDLEPOWER	LUMENS	LPW	MAX BEAM CANDLEPOWER	LUMENS	LPW	MAX BEAM CANDLEPOWER
VFS	440	2x2	13°x13°	29°x29°	39462	96	488476	38737	94	488476	35710	87	452279
		3x3	22°x22°	34°x34°	41852	101	278250	41083	99	278250	38042	92	278250
		4x4	45°x45°	62°x62°	43076	104	81987	42285	102	81987	39155	95	81987
		5x5	40°x40°	71°x71°	43202	105	77823	42408	103	77823	39269	95	77823
		6x6	75°x79°	104°x104°	48118	115	31763	47234	113	31763	43738	105	31763
	660	2x2	13°x13°	29°x29°	52616	94	488476	51649	93	488476	47826	86	488476
		3x3	22°x22°	34°x34°	55803	100	278250	54777	98	278250	50722	91	278250
		4x4	45°x45°	62°x62°	57435	103	81987	56380	101	81987	52206	94	81987
		5x5	40°x40°	71°x71°	57602	103	77823	56544	102	77823	52358	94	77823
		6x6	75°x79°	104°x104°	64158	115	31763	62978	113	31763	62978	113	31763
	880	2x2	13°x13°	29°x29°	70966	86	488476	77474	94	488476	71739	87	488476
		3x3	22°x22°	34°x34°	83704	101	278250	82166	99	278250	76084	92	278250
		4x4	45°x45°	62°x62°	86153	104	81987	84570	102	81987	78309	95	81987
		5x5	40°x40°	71°x71°	86403	105	77823	84816	103	77823	78537	95	77823
		6x6	75°x79°	104°x104°	96237	115	31763	94468	113	31763	87475	105	31763

INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

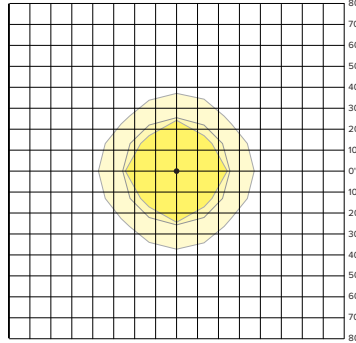
PHOTOMETRY

VFS-Y-126L-880-2



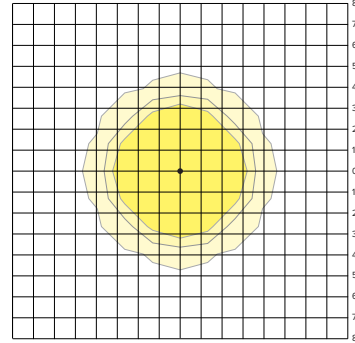
Mounting Distance: 60'

VFS-Y-126L-880-3



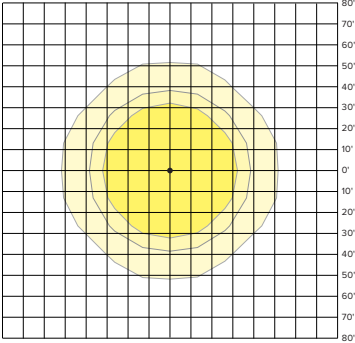
Mounting Distance: 60'

VFS-Y-126L-880-4



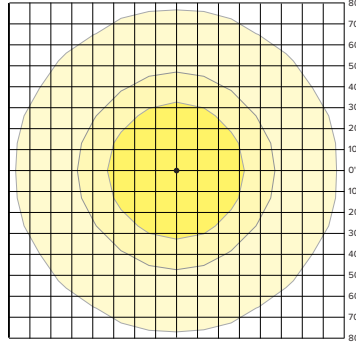
Mounting Distance: 60'

VFS-Y-126L-880-5



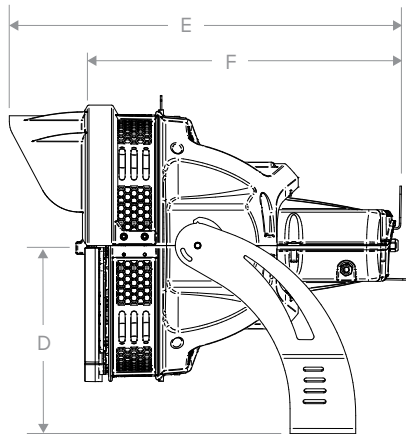
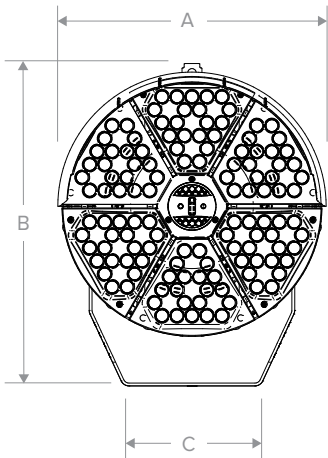
Mounting Distance: 60'

VFS-Y-126L-880-6



Mounting Distance: 60'

DIMENSIONS



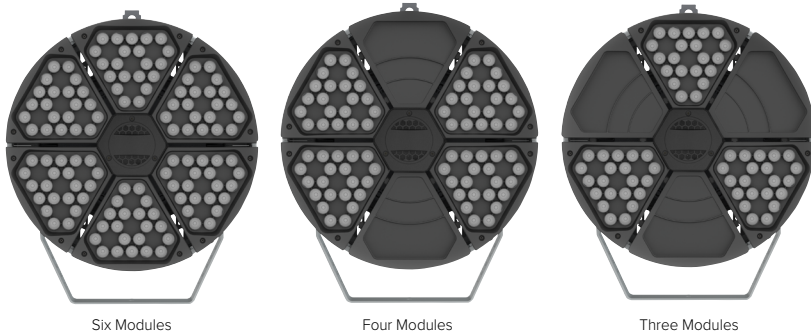
A	B	C	D	E	F	Weight	EPA
23.5"	28.3"	12.0"	15.6"	32.66"	26.32"	100 lbs	4.2 (with visor)
597 mm	719 mm	305 mm	401 mm	812 mm	668 mm	45 kg	3.9

INTERCEPT® VFS

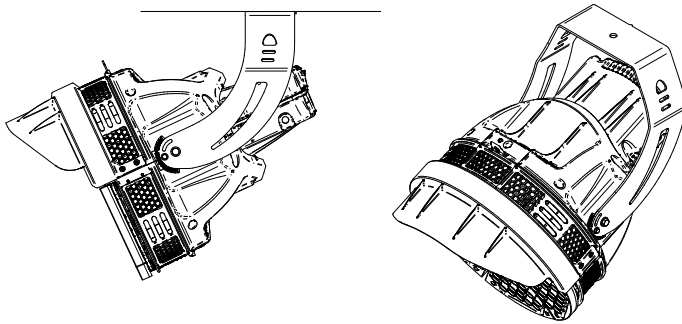
ARENA/SPORT FLOODLIGHT

ADDITIONAL INFORMATION

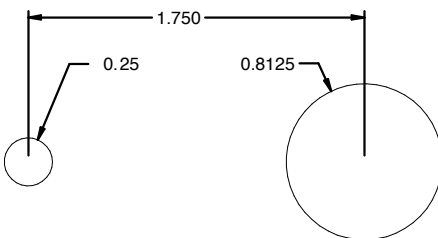
MODULE TYPES



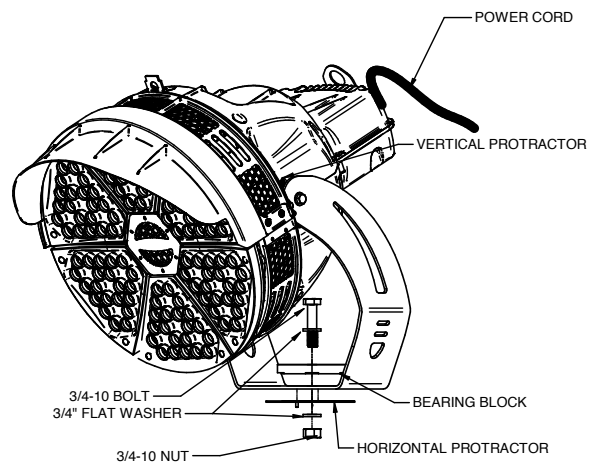
UNDER MOUNT YOKE



INSTALLATION DETAILS



Mounting pattern used for crossarm installation. Secondary hole is used to keep the horizontal protractor stationary. [See instruction sheet](#) for additional mounting details.



RESOLUTION NO. FRC 02R090523

**RESOLUTION OF THE CITY OF FISHERS REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION FOR THE CONSOLIDATED
FISHERS/I-69 ECONOMIC DEVELOPMENT AREA AND APPROVING AN AMENDMENT
TO THE DEVELOPMENT PLAN FOR SAID AREA**

WHEREAS, the City of Fishers Redevelopment Commission (the “Commission”), governing body of the City of Fishers Department of Redevelopment (the “Department”), previously adopted and amended resolutions (collectively, the “Declaratory Resolution”) establishing and expanding an economic development area known as the “Consolidated Fishers/I-69 Economic Development Area” (the “Area”), designating certain portions of the Area as “allocation areas” for purposes of Section 39 of the Act (collectively, the “Allocation Areas”), which Allocation Areas include, among others, an allocation area designated as the Downtown Allocation Area, and approving an economic development plan for the Area (as subsequently amended, the “Plan”), pursuant to Indiana Code 36-7-14, as amended (the “Act”); and

WHEREAS, the Commission now desires to further amend the Declaratory Resolution, pursuant to Sections 15-17.5 of the Act, to (i) remove the area described on Exhibit A attached hereto from the Downtown Allocation Area, (ii) designate the area described on Exhibit B attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the District South Allocation Area (the “District South Allocation Area”), and (iii) amend the Plan as described in Exhibit C attached hereto (the “Plan Amendment”) (clauses (i), (ii), and (iii), collectively, the “Amendments”); and

WHEREAS, the Commission has thoroughly studied that portion of the City of Fishers, Indiana (the “City”) described on Exhibit A, and Exhibit B attached hereto; and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the District South Allocation Area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the District South Allocation Area, the parts of the District South Allocation Area to be devoted to public ways, levees, sewerage, and other public purposes under the Plan as amended herein, and lists of the owners of any parcels proposed to be acquired, together with an estimate of the cost of acquisition and redevelopment; and

WHEREAS, the Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of “economic development areas” and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation and expansion of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17.5, 39, 41, and 43 of the Act to the Amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FISHERS, INDIANA REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Amendments promote significant opportunities for the gainful employment of its citizens, attract major new business enterprises to the City, retain and expand significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.
2. The Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of conditions that lower the value of the land below that of nearby land, lack of development, age, and other similar conditions, including without limitation the cost of the projects contemplated by the Amendments.
3. The public health and welfare will be benefited by accomplishment of the Amendments, and it will be of public utility and benefit to amend the Declaratory Resolution and the Plan as set forth herein.
4. The accomplishment of the Amendments will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.
5. The Plan Amendment conforms to the plan of development for the City.
6. The Plan Amendment does not contemplate the acquisition of property as a part of the economic development strategy, and the Department does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the District South Allocation Area. If in the future, the Department proposes to acquire specific parcels of land, the required procedures under the Act will be followed.
7. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan Amendment, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
8. The Commission hereby adopts the specific findings set forth in the Plan Amendment, and the Plan Amendment is hereby in all respects approved. The secretary of this Commission is hereby directed to file a copy of the Plan Amendment with the minutes of this meeting.

9. The area described on Exhibit A hereto is hereby removed from the Downtown Allocation Area effective as of the assessment date of January 1, 2023.

10. The Declaratory Resolution is hereby amended to hereby designate the area described in Exhibit B hereto as a separate “allocation area” pursuant to Section 39 of the Act, to be known as the “District South Allocation Area,” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the District South Allocation Area hereby designated as the “District South Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

11. The allocation provisions in Section 10 hereof shall apply to all of the District South Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the District South Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit C hereto. The base assessment date for the District South Allocation Area is January 1, 2023.

12. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and subject to the Act, the allocation provisions herein shall expire on the date that is twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the District South Allocation Area.

13. The Commission hereby finds and determines that the foregoing Amendments to the Declaratory Resolution and the Plan (as described in Sections 1-12 above) are reasonable and appropriate when considered in relation to the original Declaratory Resolution and Plan and the purposes of the Act, and that the Declaratory Resolution and Plan, with the proposed Amendments, conform to the comprehensive plan for the City.

14. Except as set forth above, the terms of the Declaratory Resolution remain in full force and effect.

15. This Resolution, together with any supporting data and together with the Plan Amendment, shall be submitted to the Plan Commission and the Common Council as provided in the Act, and if

approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

16. The officers of the Commission are hereby authorized to publish notice of such meetings and hearings as are necessary to carry out the purposes of this Resolution and the Plan, and to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted the 5th day of September, 2023.

CITY OF FISHERS REDEVELOPMENT
COMMISSION

President

Vice President

Secretary

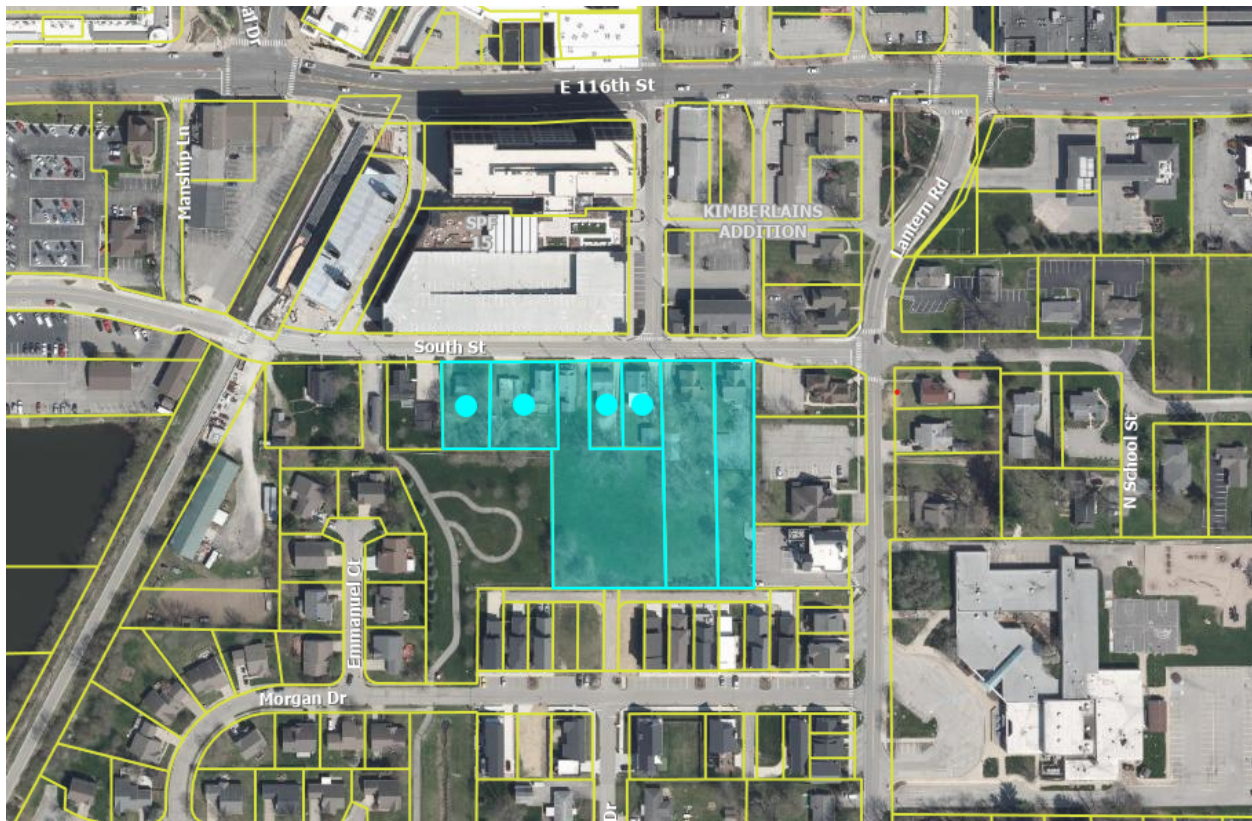
Member

Member

EXHIBIT A

Area to be Removed from the Downtown Allocation Area

The area identified in light blue in the below map is to be removed from the Downtown Allocation Area

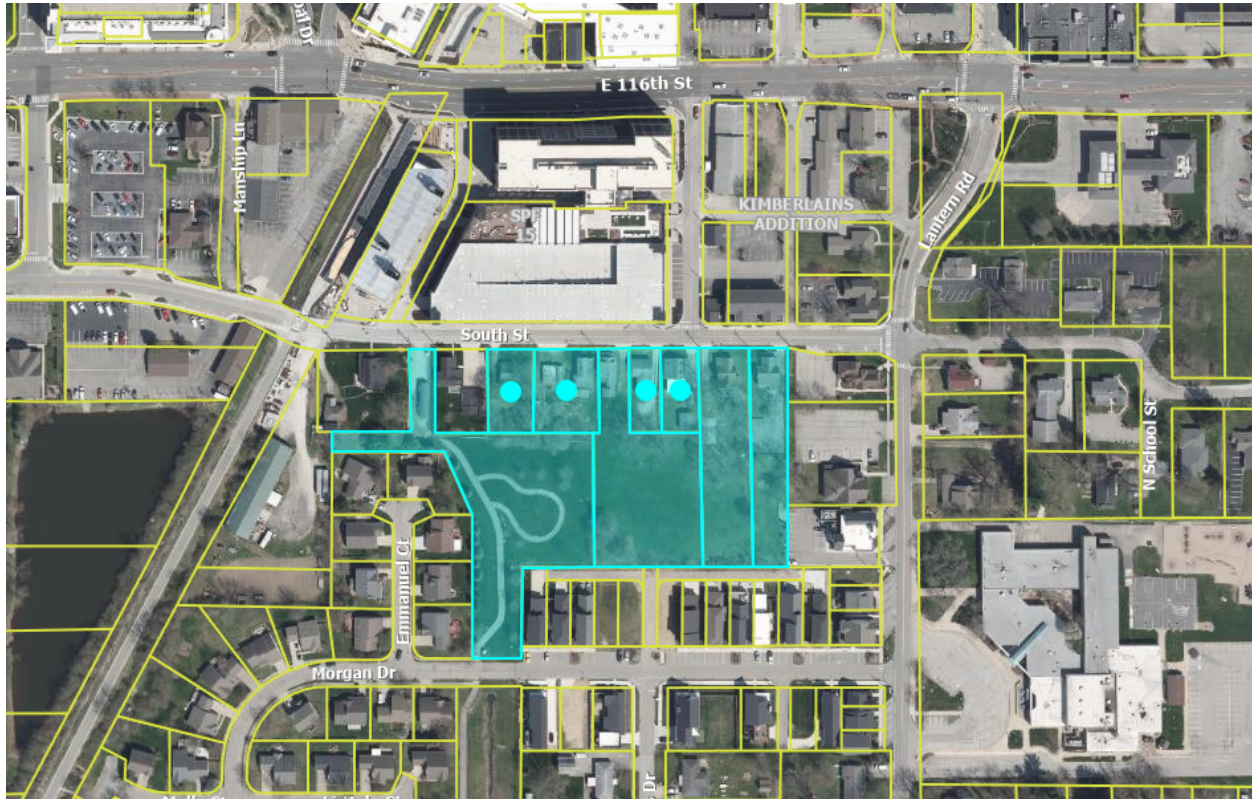


Parcel No.	15-14-01-02-02-005.000
	15-14-01-02-02-006.000
	15-14-01-02-02-007.000
	15-14-01-02-02-008.000
	15-14-01-02-02-009.000
	15-14-01-02-02-010.000
	15-14-01-02-02-011.000

EXHIBIT B

Area to be Designated as the District South Allocation Area

The area identified in light blue in the below map is to be designated as the District South Allocation Area.



Parcel No.	15-14-01-02-02-005.000
	15-14-01-02-02-006.000
	15-14-01-02-02-007.000
	15-14-01-02-02-008.000
	15-14-01-02-02-009.000
	15-14-01-02-02-010.000
	15-14-01-02-02-011.000
	15-14-01-02-12-001.000

EXHIBIT C

Plan Amendment

To foster economic development in the City, the City of Fishers, Indiana, the Fishers Economic Development Commission, the City of Fishers Redevelopment Commission, and, Rebar South Street, LLC (the “Developer”) entered into an Economic Development Agreement (the “Economic Development Agreement”), with respect to the development of the District South Allocation Area. Pursuant to the Economic Development Agreement, the Developer has committed to invest approximately \$23,000,000 to pay the costs of the acquisition, construction, renovation and equipping of a new mixed-use development, including multi-family residential units and commercial and office spaces all to be located in the District South Allocation Area (the “Project”). The Project will be constructed on land owned by the Developer and the City. The City and the Commission have agreed to assist the completion of the Project through the payment of certain costs of the Project from the proceeds of bonds payable from the tax increment revenues from the District South Allocation Area and other legally available revenues (the “Bonds”). Based on the findings below, the Amendments to the Plan provide for creation of the District South Allocation Area, the completion of the Project, and the issuance of the Bonds, all as further described in the Economic Development Agreement.

Statutory Findings.

The Amendments meet the following required findings under the Act:

- (i) *The Amendments promote significant opportunities for the gainful employment of the citizens of the City, attract new business enterprise to the City, retain or expand a business enterprise existing in the City, or meet other purposes of Sections 2.5, 41 and 43 of the Act.*

The Amendments allow for the completion of a mix of commercial and office spaces, which will add needed commercial space in the downtown area of the City. The Developer has already secured tenant commitments which will bring more than eighty (80) full time employee roles in the new commercial space. Additionally the development has space for a range of other businesses that will employ citizens of the City. The construction of multi-family housing will further attract new families and residents to the City, providing an additional contribution to the local economy.

- (ii) *Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.*

The land in the District South Allocation Area has lagged behind surrounding properties in scale and quality of development as the downtown area of the City has rapidly developed to more intensive uses. By facilitating the Project under the Economic Development Agreement, the Amendments enable the use of land in the District South Allocation Area that was previously underdeveloped and provide the required incentives which are necessary for development commensurate to the surrounding area.

- (iii) *The public health and welfare will be benefited by accomplishment of the Amendments.*

By providing required support of the Project, the Amendments create new opportunities for employment through the new commercial development, and as a result will also benefit the public health and welfare for the citizens of the City.

- (iv) *The Amendments will be a public utility and benefit as measured by public benefits similar to the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.*

As described above, the Project contemplated by the Amendments will be of public utility and benefit by creating jobs through new commercial development, and the new development created by the Project will increase the property tax base.

- (v) *The Plan, as amended by the Amendments conforms to other development and redevelopment plans for the City.*

The Plan, as amended by the Amendments, conforms with the intended development of the Area as prescribed by the City of Fishers Plan Commission.

- (vi) *The Amendments are reasonable and appropriate when considered in relation to the original Declaratory Resolution and Plan and the purposes of the Act.*

The Amendments and the completion of the Project are consistent with the existing Plan which contemplates commercial development in the area of the District South Allocation Area and the use of tax increment allocation areas and bonds to finance infrastructure, real property acquisition, real property improvements, and equipment throughout the Economic Development Area.

- (vii) *The designation of the District South Allocation Area will result in new property taxes that would not have been generated but for the adoption of the allocation provision.*

The designation of the District South Allocation Area allows for the capture of tax increment revenues from the Project, and the use of those revenues to pay debt service on the Bonds, which finance portions of the Project. The Developer has expressed to the Commission that without such use of the tax increment revenues, the Project would not be completed and the additional tax revenue resulting from the Project would not be generated.