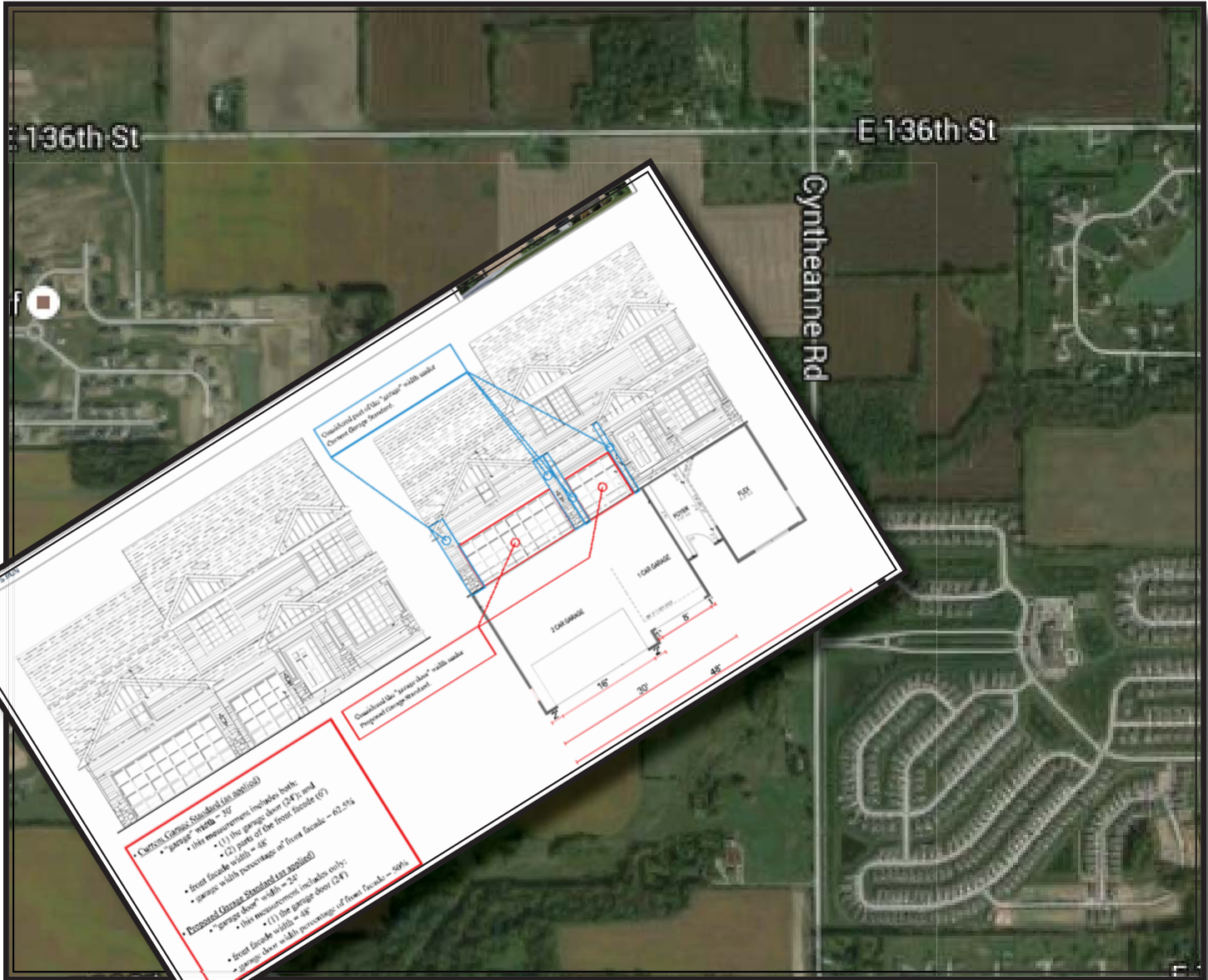


BRITTON FALLS PUD ORDINANCE TEXT AMENDMENT - HUNTER'S RUN



PRESENTED BY
STEVEN D. HARDIN, ESQ.

FAEGRE BAKER
DANIELS

CITY COUNCIL | REQUEST FOR COMBINED 2nd & 3rd READING | FEBRUARY 15, 2016

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HUNTER'S RUN



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TAB 1

EXECUTIVE SUMMARY

HUNTER'S RUN



Pulte Homes of Indiana, LLC (“Pulte”) respectfully submits this text amendment request for Area 1-A and Area 1-B of the Amended Britton Falls PUD Ordinance (the “Existing PUD Ordinance”)¹. The Existing PUD Ordinance governs approximately one thousand (1,000) acres of real estate generally located south of 136th Street on both sides of Cyntheanne Road (please see the Aerial Location Map at Tab 2) and establishes standards for a mix of uses, including commercial, single-family residential and senior living (the Del Webb community). The Existing PUD Ordinance originally was approved in 2006 and has been amended periodically since that time to add real estate, modify the uses and update the development standards. This text amendment applies only to Area 1-A and Area 1-B, which areas comprise the single-family development known as Hunter’s Run, located in the southwest quadrant of 136th Street and Cyntheanne Road (please see the Britton Falls District Map at Tab 3).

The Proposed Amendment

The Existing PUD Ordinance currently includes a provision that addresses the front elevation of a home by creating a standard applicable to the garage width (the “Garage Standard”). Section 6.01(4) of the Existing PUD Ordinance (please see Tab 9) currently reads:

Section 5.012(A)(4) of the UDO, entitled “Dimensions,” is hereby replaced and superseded by the requirement that the width of a front loaded garage shall not exceed more than 50% of the width of the front elevation; provided, however, that with respect to Area 2-C Monterey Dwellings, there shall be no restriction on the maximum width of garage.

Pulte understood that the Garage Standard was intended to insure an appropriate architectural proportion between the garage door (e.g., the door itself) and the balance of the front elevation, recognizing that a garage door’s materials and design often are not the same as the materials and design of the rest of the façade. Pulte then designed its home plans for Hunter’s Run so that the garage doors do not exceed 50% of the width of the front elevation. These home plans include a range of sizes and some include optional 3-car garages.

For example, in Area 1-A, Pulte has 11 unique floor plans. Each floor plan has multiple front elevations, which results in over 33 unique front elevations. In addition to other options, each of the elevations can be varied as the homeowner selects the siding and masonry color combination. The result is a varied streetscape and a more appealing community.

Unfortunately, if one applies the Garage Standard to the width of the entire garage² and includes storage areas (and not just the garage door), then:

(1) the measurement includes those areas of the façade that are actually part of the rest of front façade in terms of materials and design (e.g., masonry, fiber cement siding, windows); and

¹ Normally, the Existing PUD Ordinance would be included as an exhibit to this submission packet; however, in this case, the Existing PUD Ordinance includes approximately 200 pages. Given the Existing PUD Ordinance’s length, only the sub-sections that are being amended are replicated in this packet (please see Tab 9); the Existing PUD Ordinance, in its entirety, is available on the City’s website at <http://fishers.in.us/DocumentCenter/View/704>.

² Such an interpretation is understandable in the absence of the clarifying text amendment proposed herein.

EXECUTIVE SUMMARY

HUNTER'S RUN



(2) homeowners will not be able to select most of the homes designed for Hunter's Run, particularly if the homeowner selects the larger plans and/or desires a 3-car garage plan (please see Tabs 4 & 5 for illustrative 2-car garage and 3-car garage examples of the elevations, floorplans and application of the current and proposed Garage Standard).

For example, in Area 1-A, under the current Garage Standard, only 4 of the 11 floorplans could be built. Of those 4, only 1 could be built with a 3-car garage (the other 3 could be built with a 2-car garage only). The result is a less diverse streetscape and more homes without 3-car garages. Illustrative elevations of the 11 floorplans for Area 1-A are included at Tab 6, and each elevation identifies whether that floorplan can or cannot be built under the current Garage Standard.

Now that it seeks to begin home construction, Pulte respectfully requests a text amendment to clarify the Garage Standard so that it can build the homes planned for this neighborhood. The proposed text amendment would add the word "*door*" after the word "*garage*" so that the Garage Standard measures the width of the "*garage door*" and not the width of the entire garage.

The proposed clarifying amendment will:

- afford homeowners a wider variety of larger floor plans from which to choose;
- allow homeowners to select more homes with a third car garage option;
- allow homeowners to select more garage extensions (typically 4' "bumpouts");
- result in a more diverse streetscape and aesthetically-pleasing community; and
- maintain the intent of avoiding a garage door dominated front elevation.

Recent Updates

At its January 12, 2016 public hearing, the Plan Commission voted seven (7) to one (1) to forward the proposed text amendment to the City Council with a favorable recommendation.

Since City Council First Reading on December 21, 2015, the following changes have been made to the proposed Amendment Ordinance in response to requests from City Council, Plan Commission and Department members:

- vinyl siding is prohibited;
- all garage doors must be decorative;
- the architectural point system has been tightened; and
- certain approved single-story home elevations have been incorporated into the proposed Amendment Ordinance.

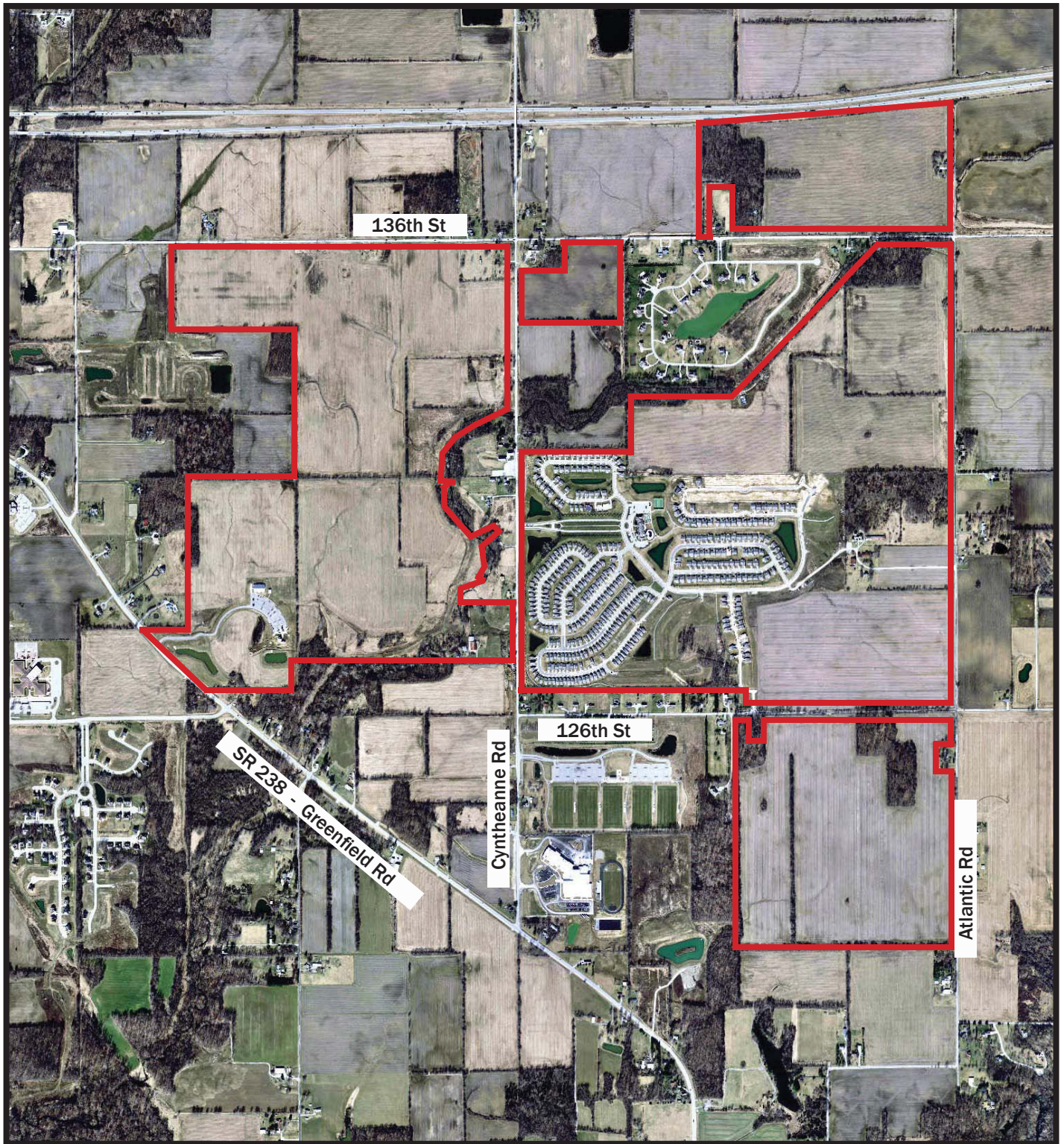
The changes made to the proposed Amendment Ordinance since First Reading are highlighted in red at Tab 8. All of the substantive changes have been made at the request of the City.

If approved, then Pulte intends to begin home construction as soon as possible. Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

HUNTER'S RUN



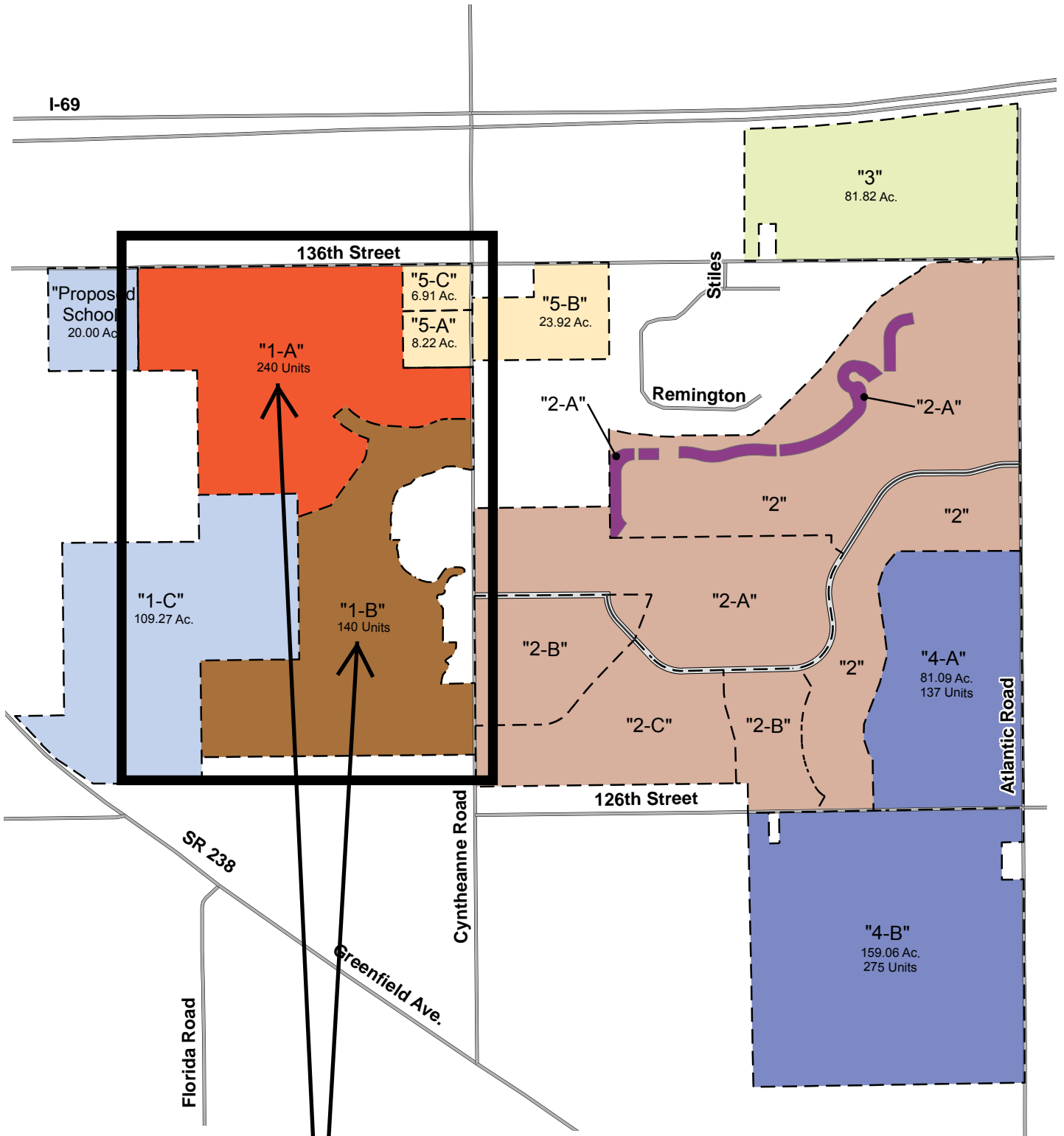
Real Estate Subject to the Existing Britton Falls PUD Ordinance



TAB 3

BRITTON FALLS DISTRICT MAP

HUNTER'S RUN

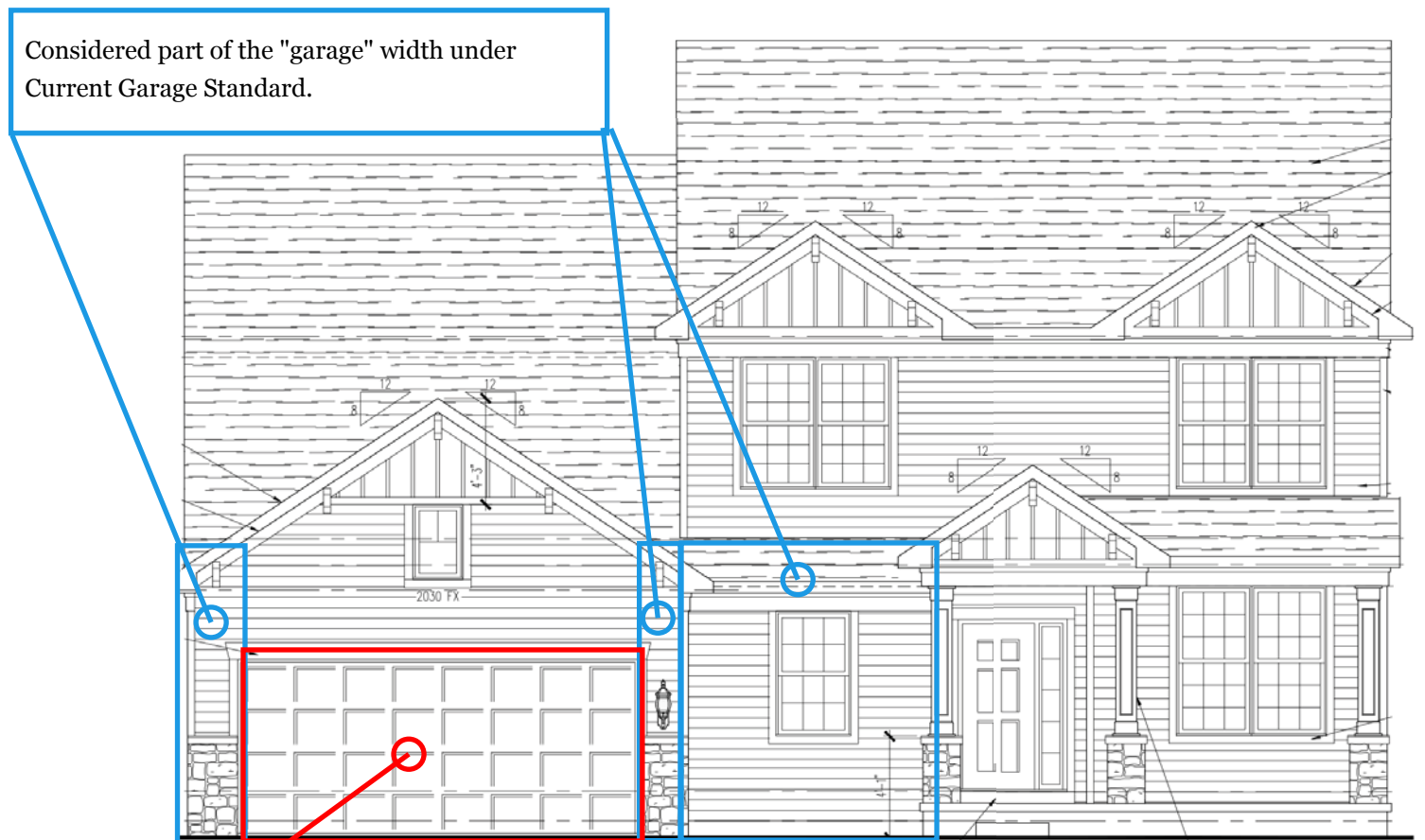


Areas 1-A and 1-B

TAB 4

ILLUSTRATIVE 2-CAR ELEVATION AND FLOOR PLAN (THE WESTCHESTER)

HUNTER'S RUN



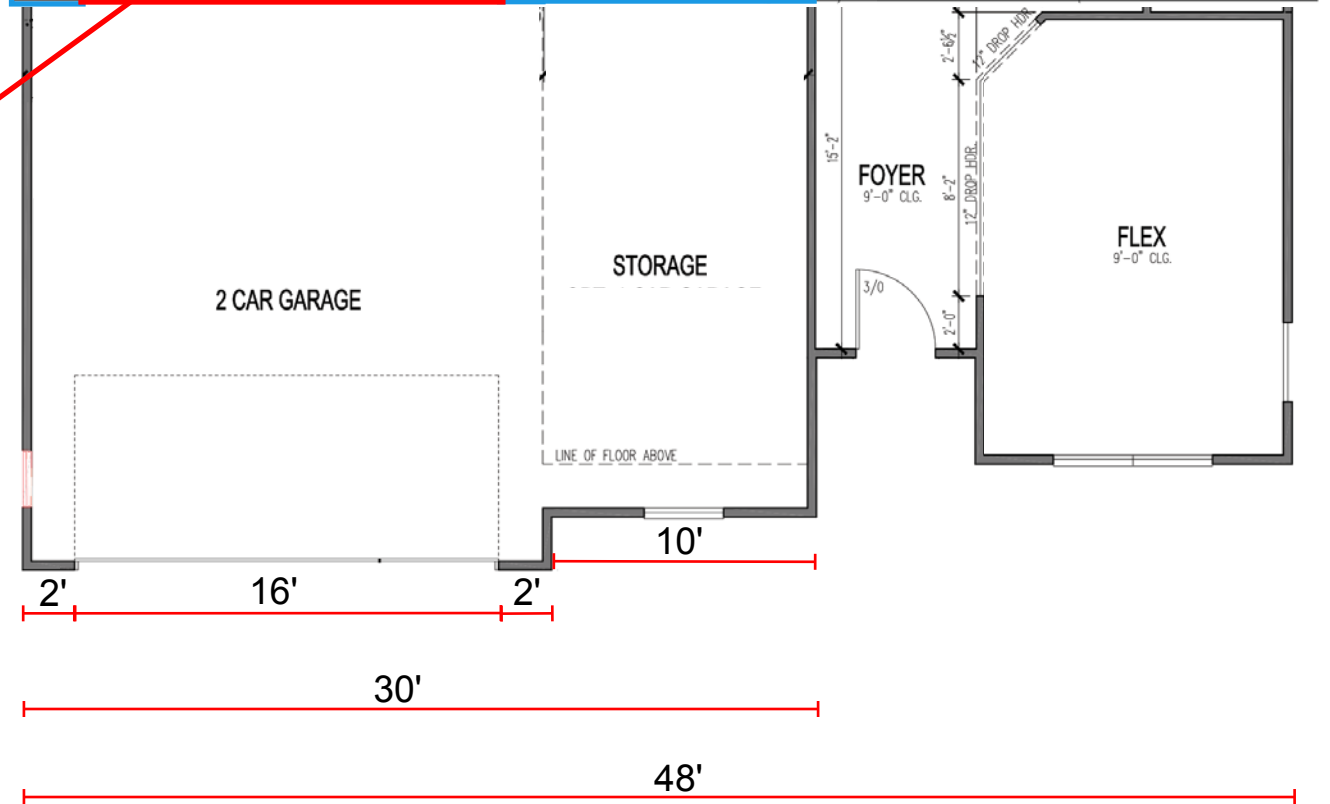
• Current Garage Standard (as applied)

- “garage” width = 30’
 - this measurement includes both:
 - (1) the garage door (16’); and
 - (2) parts of the front facade (14’)
 - front facade width = 48’
 - garage width percentage of front facade = 62.5%

• Proposed Garage Standard (as applied)

- “garage door” width = 16’
 - this measurement includes only:
 - (1) the garage door (16’)
 - front facade width = 48’
 - garage door width percentage of front facade = 33.3%

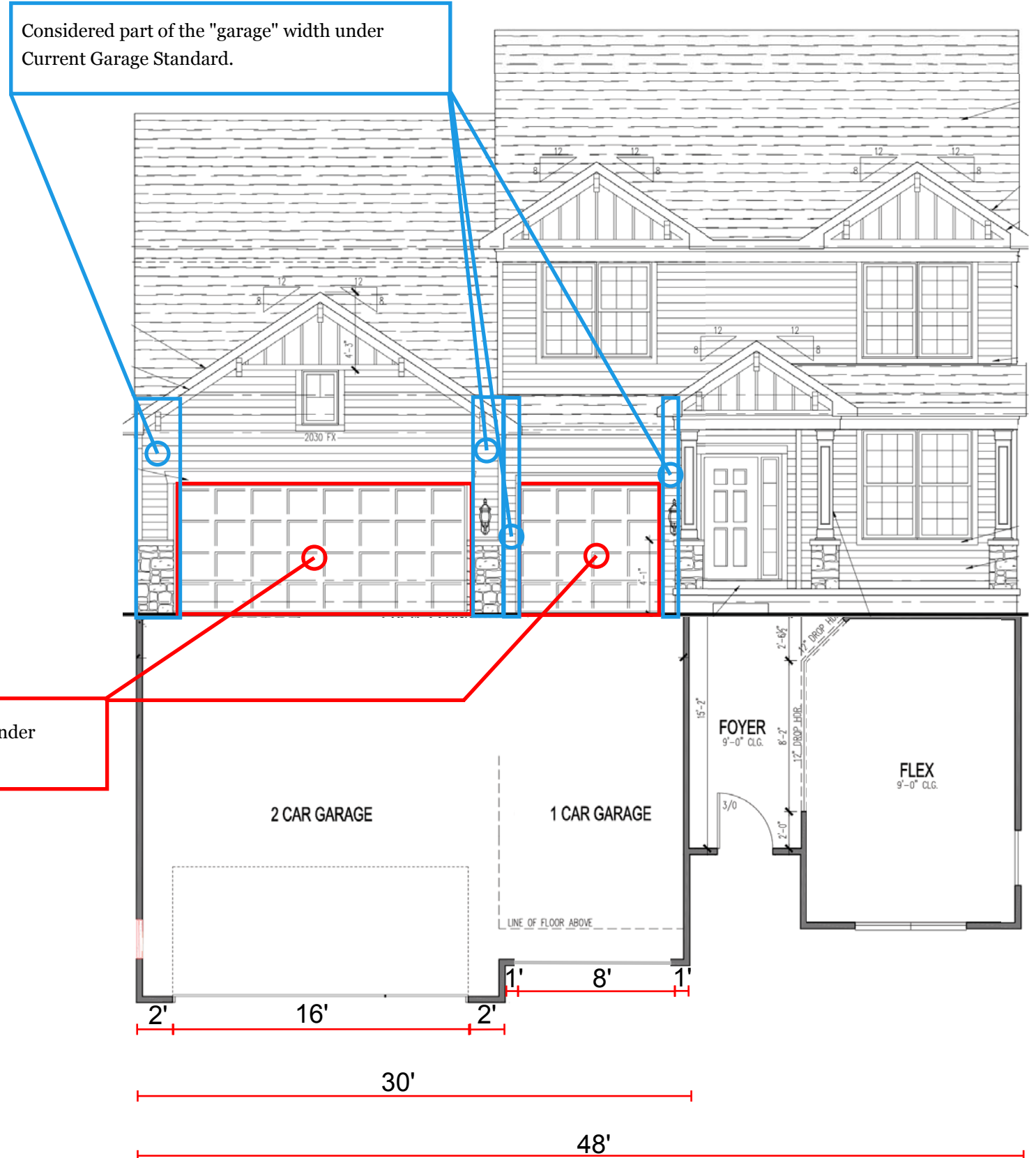
Considered the "garage door" width under Proposed Garage Standard.



TAB 5

ILLUSTRATIVE 3-CAR ELEVATION AND FLOOR PLAN (THE WESTCHESTER)

HUNTER'S RUN



• Current Garage Standard (as applied)

- "garage" width = 30'
 - this measurement includes both:
 - (1) the garage door (24'); and
 - (2) parts of the front facade (6')
- front facade width = 48'
- garage width percentage of front facade = 62.5%

• Proposed Garage Standard (as applied)

- "garage door" width = 24'
 - this measurement includes only:
 - (1) the garage door (24')
- front facade width = 48'
- garage door width percentage of front facade = 50%

TAB 6

ILLUSTRATIVE ELEVATIONS

HUNTER'S RUN



Westchester

Cannot be built under the current Garage Standard; however, can be built under the proposed Garage Standard



Park Place

Cannot be built under the current Garage Standard; however, can be built under the proposed Garage Standard



ILLUSTRATIVE ELEVATIONS

HUNTER'S RUN



Greenfield

Cannot be built under the current Garage Standard; however, can be built under the proposed Garage Standard



Woodward

Cannot be built under the current Garage Standard; however, can be built under the proposed Garage Standard



ILLUSTRATIVE ELEVATIONS

HUNTER'S RUN



Boardwalk

Cannot be built under the current Garage Standard; however, can be built under the proposed Garage Standard



Fifth Avenue

Cannot be built under the current Garage Standard; however, can be built under the proposed Garage Standard



ILLUSTRATIVE ELEVATIONS

HUNTER'S RUN



Bennett

Cannot be built under the current Garage Standard; however, can be built under the proposed Garage Standard



ILLUSTRATIVE ELEVATIONS

HUNTER'S RUN



Riverton

2-car garage can be built under the current Garage Standard

3-car garage cannot be built under the current Garage Standard; however, 3-car garage can be built under the proposed Garage Standard



Amberwood

Can be built under the current Garage Standard



ILLUSTRATIVE ELEVATIONS

HUNTER'S RUN



Hilltop

2-car garage can be built under the current Garage Standard

3-car garage cannot be built under the current Garage Standard; however, 3-car garage can be built under the proposed Garage Standard



Baldwin

2-car garage can be built under the current Garage Standard

3-car garage cannot be built under the current Garage Standard; however, 3-car garage can be built under the proposed Garage Standard



TAB 7

APPROVED ELEVATIONS
(Single-Story Home Elevations)

HUNTER'S RUN



Bennett 3



Bennett Heartland 3S



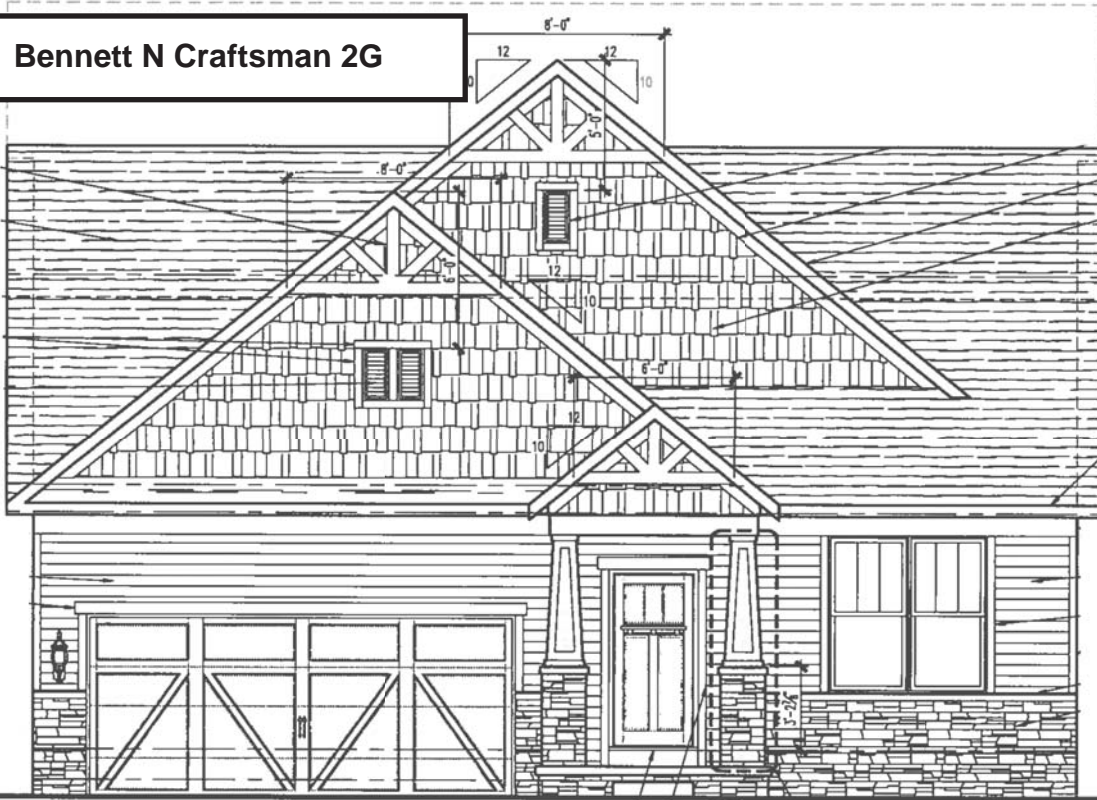
APPROVED ELEVATIONS
(Single-Story Home Elevations)

HUNTER'S RUN



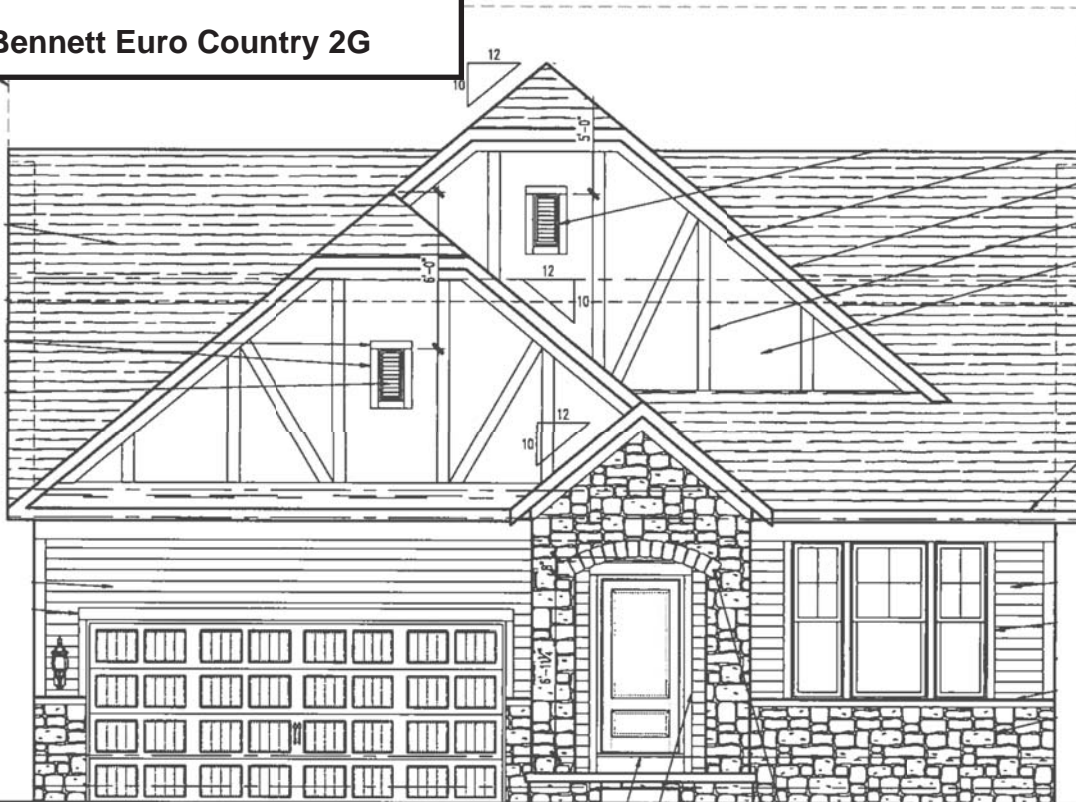
Bennett N Craftsman 2G

W/ OPT
ND FLOOR



Bennett Euro Country 2G

ROOF W/
SECOND FL



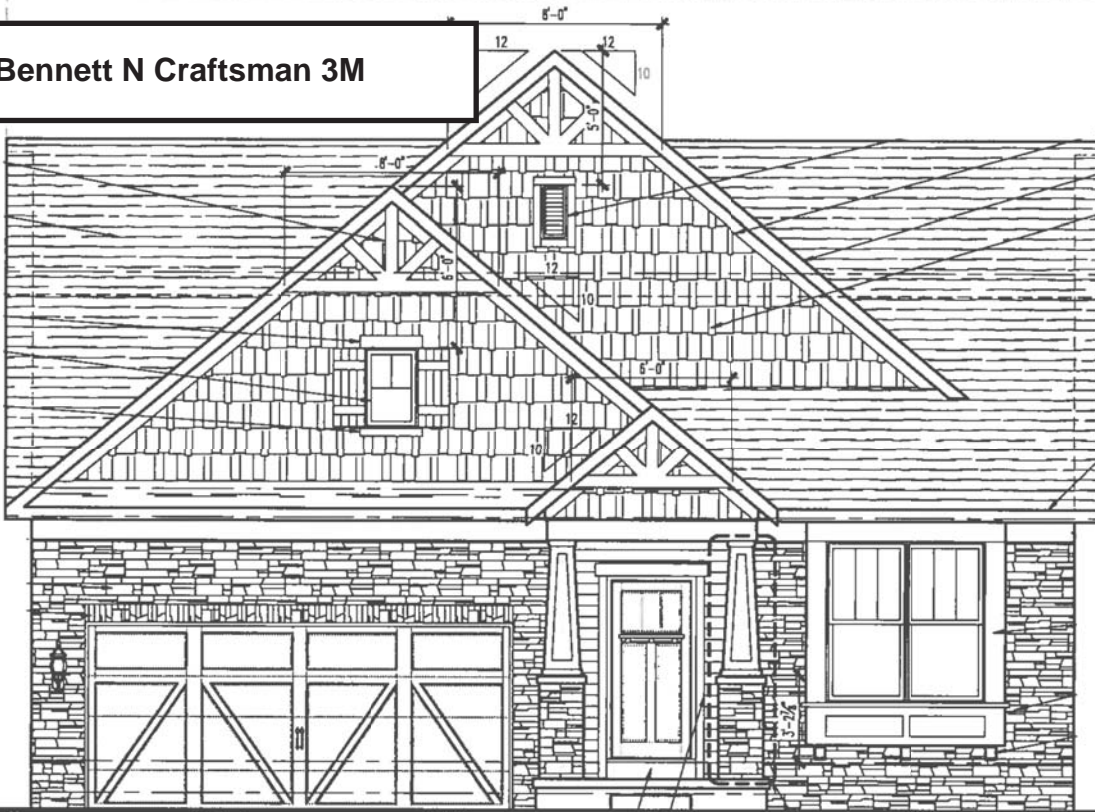
APPROVED ELEVATIONS
(Single-Story Home Elevations)

HUNTER'S RUN



OF W/
COND FL

Bennett N Craftsman 3M



Amberwood 4

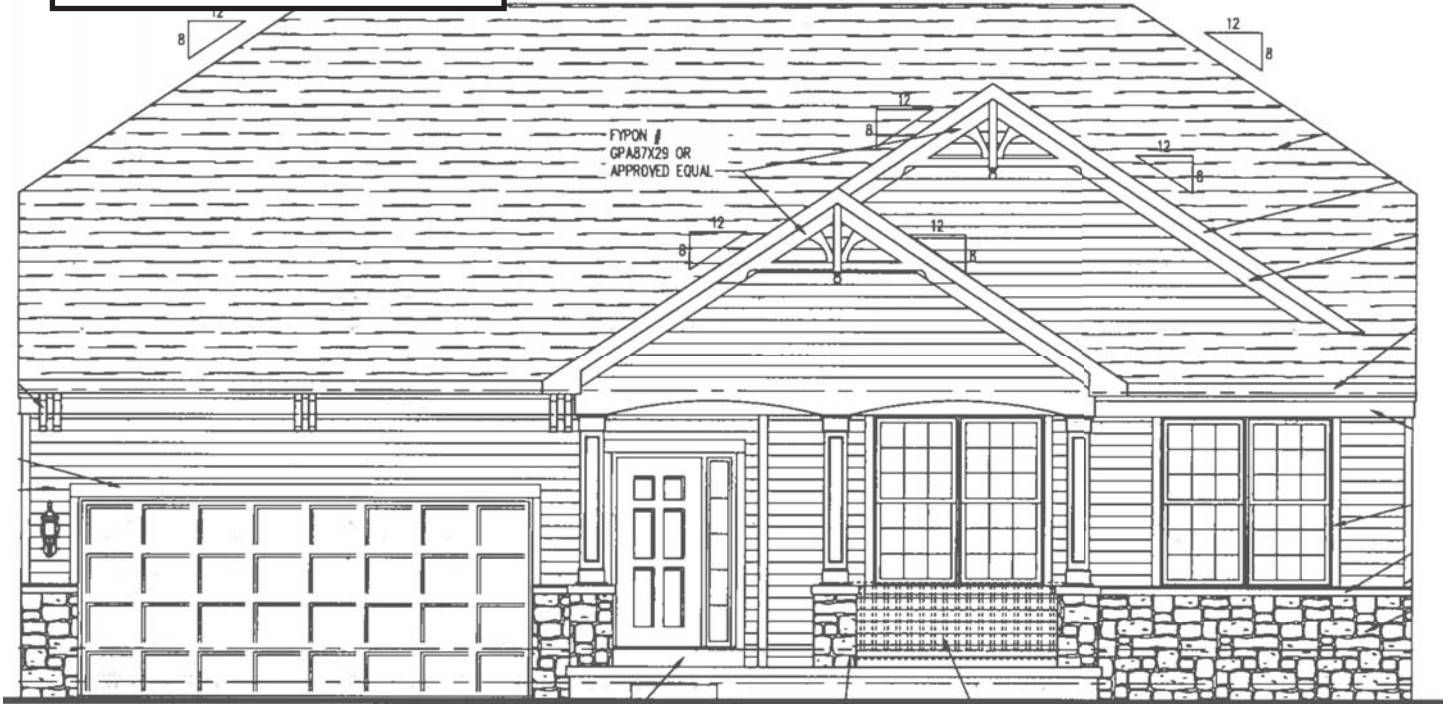


APPROVED ELEVATIONS
(Single-Story Home Elevations)

HUNTER'S RUN



Amberwood 5



Amberwood 10



APPROVED ELEVATIONS
(Single-Story Home Elevations)

HUNTER'S RUN



Amberwood 15



Amberwood 17

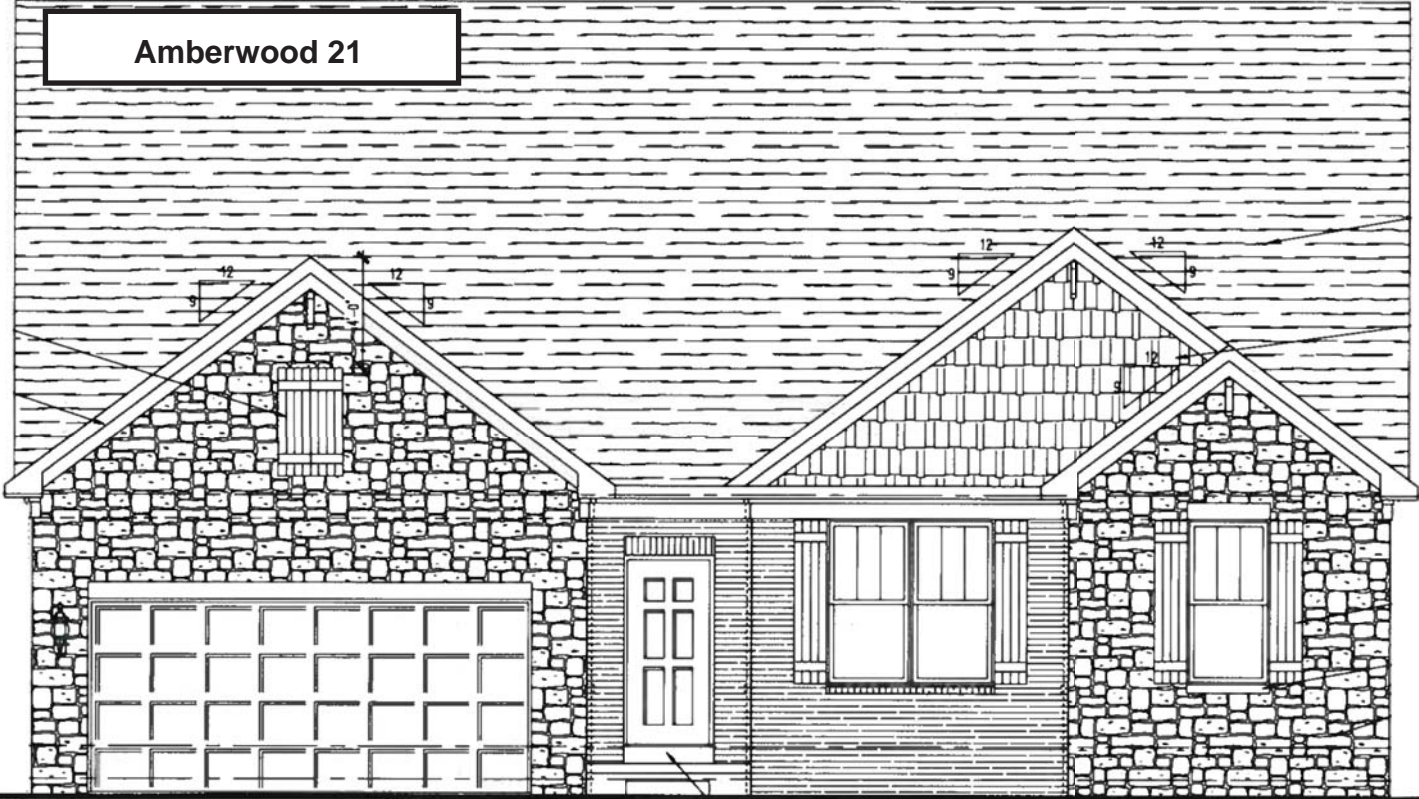


APPROVED ELEVATIONS
(Single-Story Home Elevations)

HUNTER'S RUN



Amberwood 21



TAB 8

2016006235 ORDINANCE \$37.00
02/17/2016 09:55:38A 14 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 122115A

**AN ORDINANCE TO AMEND THE
UNIFIED DEVELOPMENT ORDINANCE OF THE
CITY OF FISHERS, HAMILTON COUNTY, INDIANA**

COPY

This is an ordinance (the "Amendment Ordinance") that amends Ordinance No. 041513, the Amended Britton Falls PUD Ordinance (the "Existing PUD Ordinance"), previously enacted by the Town of Fishers pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

WHEREAS, the Plan Commission for the City of Fishers (the "Plan Commission") has conducted a public hearing on Docket No. 12-TA-15, as required by law, in regard to the application by Pulte Homes of Indiana, LLC to amend the Existing PUD Ordinance with respect to the real estate described in **Exhibit A**, attached hereto and incorporated herein, and depicted as Area 1-A and Area 1-B on the District Map, attached hereto as **Exhibit B** and incorporated herein, (the "Real Estate"); and

WHEREAS, the Plan Commission, at its January 12, 2016 public hearing, sent a favorable recommendation to the Common Council of the City of Fishers by a vote of seven (7) in favor and one (1) opposed;

NOW, THEREFORE, BE IT ENACTED by the Common Council of the City of Fishers, Hamilton County, Indiana, meeting at its regular session, that the Existing PUD Ordinance shall be and hereby is amended as follows:

Section 1. Section 6.01(4) of the Existing PUD Ordinance hereby is repealed and replaced in its entirety with the following:

Section 5.13(A)(4) of the UDO, entitled "Dimensions," is hereby replaced and superseded by the requirement that the width of a front loaded garage door shall not exceed more than 50% of the width of the front elevation; provided, however, that with respect to Area 2-C Monterey Dwellings, there shall be no restriction on the maximum width of garage.

Section 2. Section 6.01(6)(c) of the Existing PUD Ordinance hereby is deleted and repealed in its entirety.

Section 3. Section 6.01(2)(a) of the Existing PUD Ordinance hereby is repealed and replaced in its entirety with the following: “Vinyl lap siding shall be prohibited.”

Section 4. All Dwellings in Area 1-A and Area 1-B shall have decorative garage doors.

Section 5. Section 6.01(3)(a) of the Existing PUD Ordinance hereby is repealed and replaced in its entirety with the following:

Section 5.13(A)(3) of the UDO, entitled “Architectural Features,” is hereby replaced and superseded by the following:

- a. Architectural Features: With respect to all Dwellings in Area 1-A and Area 1-B, and for purposes of satisfying the “Architectural Features” point requirements set forth in Section 6.01(1)(a) of the Existing PUD Ordinance, the following features are worth one point unless otherwise noted:
1. Front porch equal to or greater than eight (8) feet in width and four (4) feet in depth: (2 points);
 2. Veranda/balcony;
 3. Reverse Gable;
 4. Multiple gables on front elevation;
 5. Turret on Dwelling: (2 points);
 6. Two or more roof planes visible from the front of the Dwelling: (2 points);
 7. A separate overhead door per car for each garage bay;
 8. No front loading garages: (2 points);
 9. Masonry accent areas across one hundred percent of the front façade’s length, excluding openings and areas behind a porch which has decorative masonry columns;
 10. At least four feet of relief at one or more points along the front elevation;
 11. Full first floor Masonry on the front elevation, excluding doors, garage doors, windows, architectural features, cantilevered areas, bay windows, and any area that does not have a supporting foundation for the brick load including, without limitation, the small area above the garage door on some models, and any areas on the façade that are above roofing materials and would thus require brick to be laid above the roof;
 12. Sunroom, screened porch, or breakfast nook;
 13. Transom windows located on the front elevation;
 14. Bay window;
 15. Two or more dormers;
 16. Hip roof / Clipped gable roof;
 17. Two or more Masonry materials or two or more Siding materials on the front elevation;
 18. Brick detailing, either multiple quoins or other features such as arches, keystones;

19. Architectural treatments on gable ends or on reverse gables which are located on the front elevation;
20. Covered stoop/steps with a connection pathway from sidewalk;
21. Architecturally treated entrances for Dwellings without a front porch;
22. At least two (2) feet of relief at two (2) or more points along the front elevation;
23. Architecturally enhanced /articulated trim moldings on 50% or more of the windows on the front elevation;
24. Decorative shutters on at least 50% of windows on front of Dwelling;
25. Decorative front door or side light; and
26. Decorative columns composed of wood, plastic, or fiberglass.

Section 6. The single-story home elevations, attached hereto and incorporated herein as **Exhibit C**, hereby are approved (the “Approved Home Elevations”). Additional single-story home elevations (“Additional Home Elevations”) shall be reviewed by the City of Fishers’ Department of Community Development (the “Department”). An Additional Home Elevation shall be approved by the Department as long as it is substantially similar in quality and character as the Approved Home Elevations. If the Department does not approve an Additional Home Elevation within thirty (30) days of its submission, then the Additional Home Elevation shall be placed on the next PUD Committee meeting agenda for the PUD Committee’s review. The Additional Home Elevation shall be approved by the PUD Committee as long as it is substantially similar in quality and character as the Approved Home Elevations.

Section 7. All other provisions of the Existing PUD Ordinance shall remain in effect with the adoption of this Amendment Ordinance. All provisions and representations of the Existing PUD Ordinance that conflict with the provisions of this Amendment Ordinance hereby are rescinded as applied to the Real Estate and shall be superseded by the terms of this Amendment Ordinance.

Section 8. This Amendment Ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Fishers and after the occurrence of all other actions required by law. All provisions or parts thereof in conflict herewith hereby are repealed.

EXHIBIT A

Legal Description

A part of the Northwest, Northeast and Southeast Quarters of Section 30, Township 18 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, being more particularly described as follows:

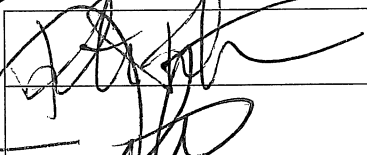
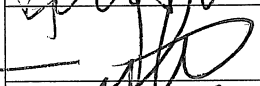
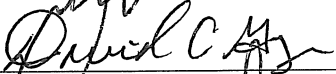

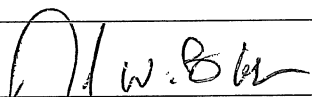
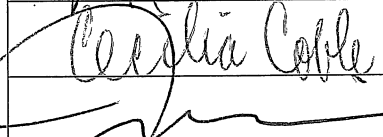
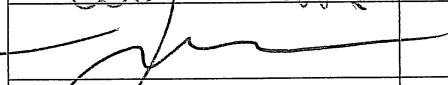

COMMENCING at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 16 minutes 20 seconds East (bearing system based on Indiana State Plane East Zone, NAD 1983) along the East line thereof a distance of 221.80 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 16 minutes 20 seconds East along the East line thereof a distance of 218.86 feet; thence South 86 degrees 18 minutes 32 seconds West a distance of 60.11 feet to the West right-of-way line of Cyntheanne Road; thence South 00 degrees 16 minutes 20 seconds East along said West right-of-way line a distance of 45.00 feet; thence North 86 degrees 18 minutes 32 seconds East a distance of 60.11 feet to the East line of said Southeast Quarter; thence South 00 degrees 16 minutes 20 seconds East along the East line thereof a distance of 149.34 feet; thence South 89 degrees 39 minutes 05 seconds West a distance of 307.00 feet; thence South 00 degrees 16 minutes 20 seconds East a distance of 365.83 feet; thence North 89 degrees 39 minutes 22 seconds East a distance of 59.32 feet; thence South 03 degrees 37 minutes 18 seconds East a distance of 112.94 feet; thence South 19 degrees 13 minutes 17 seconds West a distance of 93.87 feet; thence South 17 degrees 35 minutes 21 seconds West a distance of 103.97 feet; thence South 13 degrees 12 minutes 49 seconds West a distance of 98.64 feet; thence North 88 degrees 46 minutes 35 seconds East a distance of 327.35 feet to the East line of said Southeast Quarter; thence South 00 degrees 16 minutes 20 seconds East along the East line thereof a distance of 693.22 feet; thence South 89 degrees 37 minutes 51 seconds West a distance of 2652.54 feet to the West line of said Southeast Quarter; thence North 00 degrees 29 minutes 51 seconds West along the West line thereof a distance of 936.04 feet; thence North 89 degrees 30 minutes 09 seconds East a distance of 956.72 feet; thence North 00 degrees 27 minutes 11 seconds West a distance of 1604.25 feet; thence South 89 degrees 32 minutes 49 seconds West a distance of 957.97 feet to the East line of the Northwest Quarter; thence North 00 degrees 29 minutes 51 seconds West along the East line thereof a distance of 1204.61 feet; thence South 89 degrees 40 minutes 31 seconds West a distance of 566.83 feet; thence North 00 degrees 21 minutes 48 seconds West a distance of 1001.10 feet to the North line of said Northwest Quarter; thence North 89 degrees 40 minutes 31 seconds East along the North line thereof a distance of 564.49 feet to the Northwest corner of the Northeast Quarter; thence North 89 degrees 29 minutes 32 seconds East along the North line thereof a distance of 2000.81 feet; thence South 00 degrees 13 minutes 55 seconds East a distance of 1003.58 feet; thence North 89 degrees 29 minutes 32 seconds East a distance of 672.30 feet to the East line of said Northeast Quarter; thence South 00 degrees 13 minutes 55 seconds East along the East line thereof a distance of 330.49 feet; thence South 89 degrees 34 minutes 18 seconds West a distance of 35.00 feet to the West right-of-way line of Cyntheanne Road; (the next 3 courses being along said West right-of-way line) thence South 00 degrees 13 minutes 55 seconds East a distance of 303.97 feet; thence South 13 degrees 48 minutes 15 seconds West a distance of 103.08 feet; thence South 00 degrees 13 minutes 55 seconds East a distance of 249.88 feet to the center of Thorpe Creek; (the next 16 courses being along the center of Thorpe Creek) thence North 88 degrees 59 minutes 50 seconds West a distance of 11.00 feet; thence North 81 degrees 46 minutes 47 seconds West a distance of 81.75 feet; thence North 74 degrees 24 minutes 46 seconds West a distance of 60.36 feet; thence South 81 degrees 12 minutes 09 seconds West a distance of 54.49 feet; thence South 70 degrees 38 minutes 46 seconds West a distance of 71.87 feet; thence South 60 degrees 52 minutes 47 seconds West a distance of 72.54 feet; thence South 77 degrees 26 minutes 36 seconds West a distance of 67.70 feet; thence South 69 degrees 18 minutes 44 seconds West a distance of 70.58 feet; thence South 57 degrees 54 minutes 28 seconds West a distance of 46.25 feet; thence South 55 degrees 53 minutes 23 seconds West a distance of 84.11 feet; thence South 62 degrees 08 minutes 59 seconds West a distance of 92.65 feet; thence South 36 degrees 50 minutes 40 seconds West a distance of 48.27 feet; thence South 30 degrees 09 minutes 50 seconds West a

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

YAY

Ord 122115A


NAY

	C. Pete Peterson, President	
	John Weingardt, Vice-President	
	David George, Member	
	Eric Moeller, Member	
	Selina M. Stoller, Member	
	Richard W. Block, Member	
	Cecilia C. Coble, Member	
	Todd P. Zimmerman, Member	
	Brad DeReamer, Member	

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 15th day of February 2016, at 9:30 P m.

ATTEST: 
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL


Scott A. Fadness, Mayor

2-16-16
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

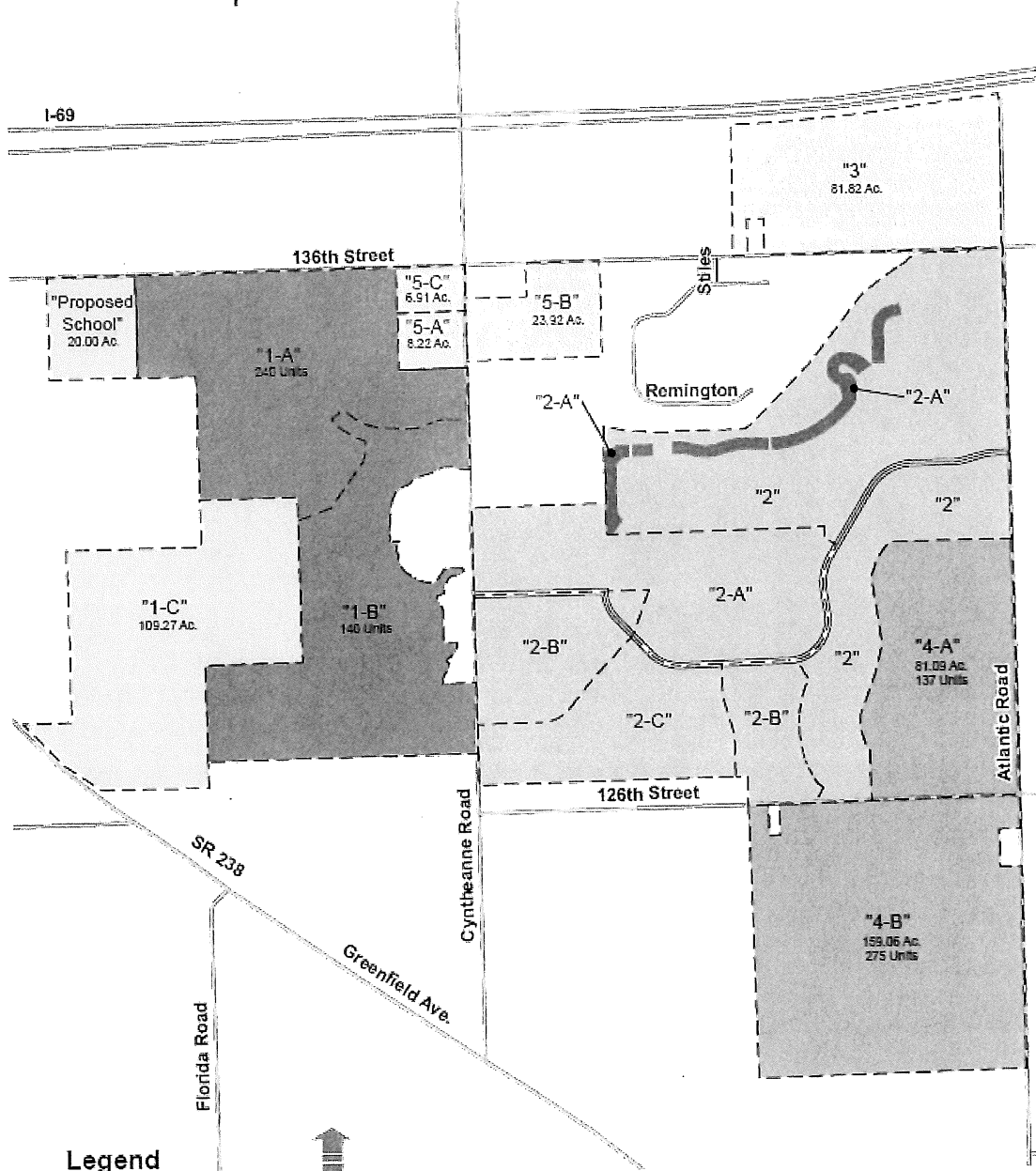
DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, 1 Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for pejury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl, City Attorney.

distance of 67.19 feet; thence South 12 degrees 31 minutes 44 seconds West a distance of 61.34 feet; thence South 00 degrees 24 minutes 07 seconds West a distance of 64.08 feet; thence South 03 degrees 59 minutes 58 seconds West a distance of 270.78 feet to the North line of said Southeast Quarter; thence North 89 degrees 39 minutes 05 seconds East along the North line thereof a distance of 106.79 feet; thence South 29 degrees 09 minutes 09 seconds West a distance of 66.67 feet; thence South 09 degrees 47 minutes 06 seconds East a distance of 153.65 feet; thence South 30 degrees 17 minutes 22 seconds East a distance of 86.28 feet; thence South 53 degrees 13 minutes 52 seconds East a distance of 125.45 feet; thence South 65 degrees 18 minutes 01 seconds East a distance of 80.96 feet; thence South 84 degrees 29 minutes 58 seconds East a distance of 132.30 feet; thence South 44 degrees 37 minutes 06 seconds East a distance of 37.04 feet; thence North 51 degrees 21 minutes 47 seconds East a distance of 97.27 feet; thence North 01 degrees 10 minutes 15 seconds East a distance of 123.78 feet; thence North 67 degrees 11 minutes 05 seconds East a distance of 66.64 feet; thence North 88 degrees 46 minutes 42 seconds East a distance of 201.50 feet to the POINT OF BEGINNING. Containing 230.161 acres, more or less.

District Map - Exhibit "B"



Legend

- Required 2-A
- District "2" - Maximum 1250 Units



EXHIBIT C

List of Approved Home Elevations:

1. Bennett 3
2. Bennett Heartland 3S
3. Bennett N Craftsman 2G
4. Bennett Euro Country 2G
5. Bennett N Craftsman 3M
6. Amberwood 4
7. Amberwood 5
8. Amberwood 10
9. Amberwood 15
10. Amberwood 17
11. Amberwood 21

EXHIBIT C

Bennett 3



Bennett Heartland 3S



EXHIBIT C

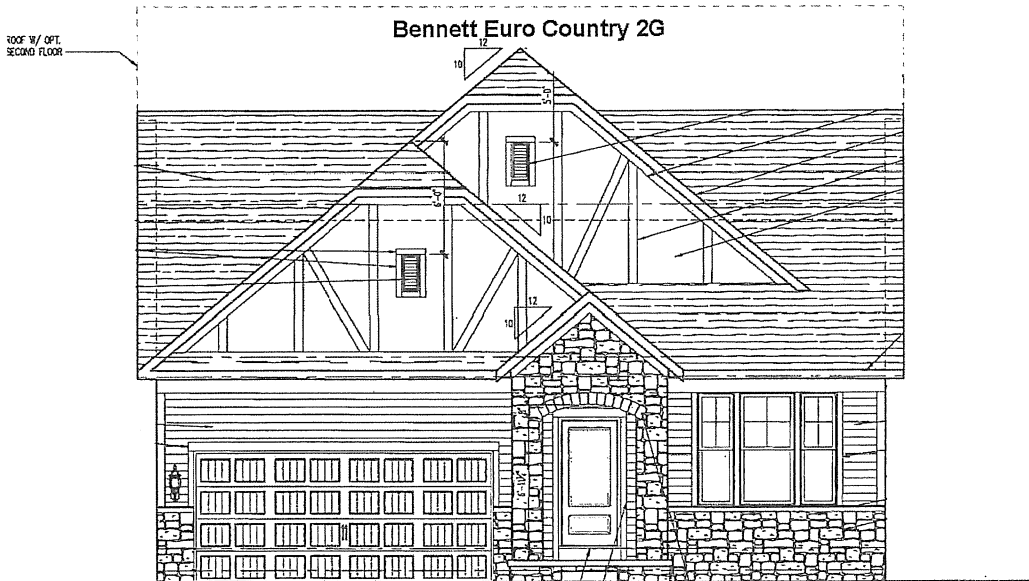
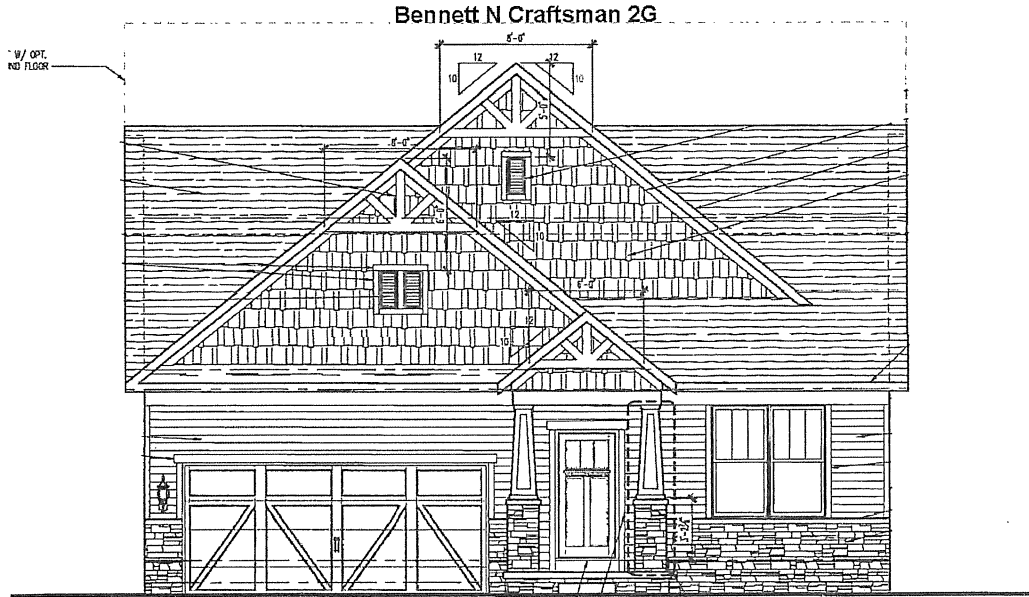


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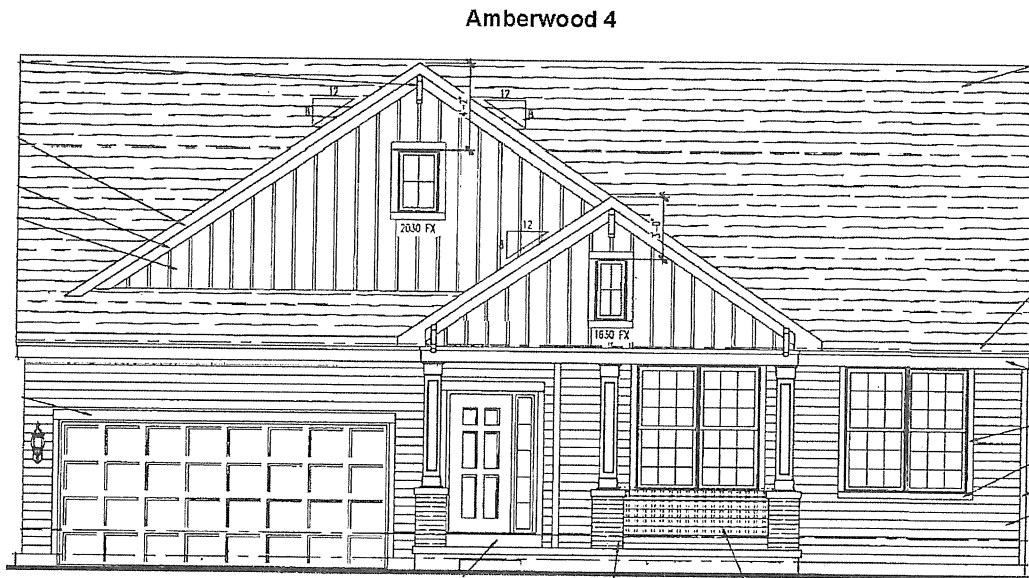
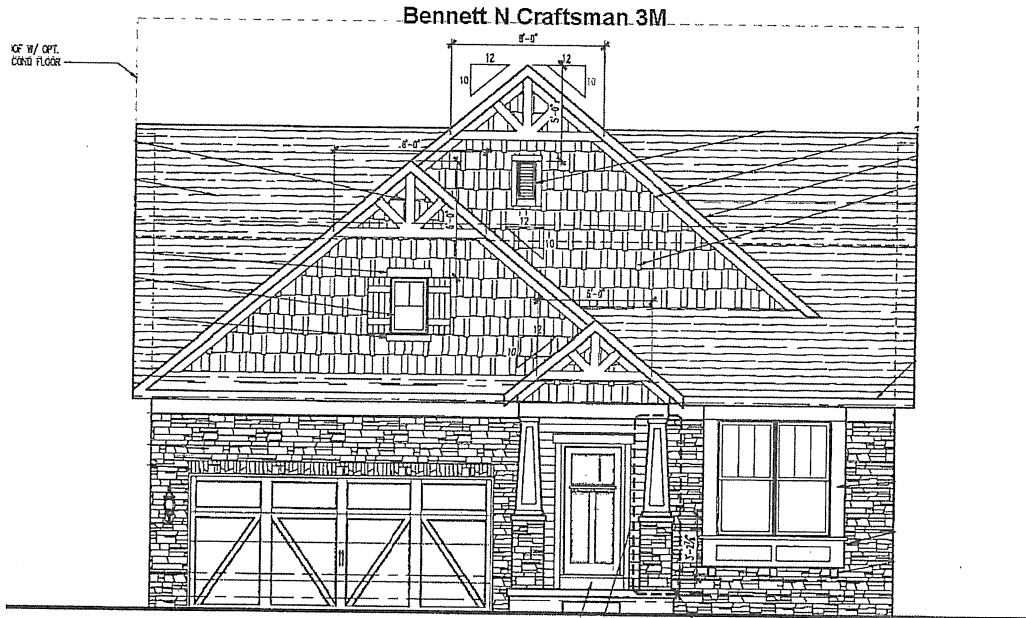
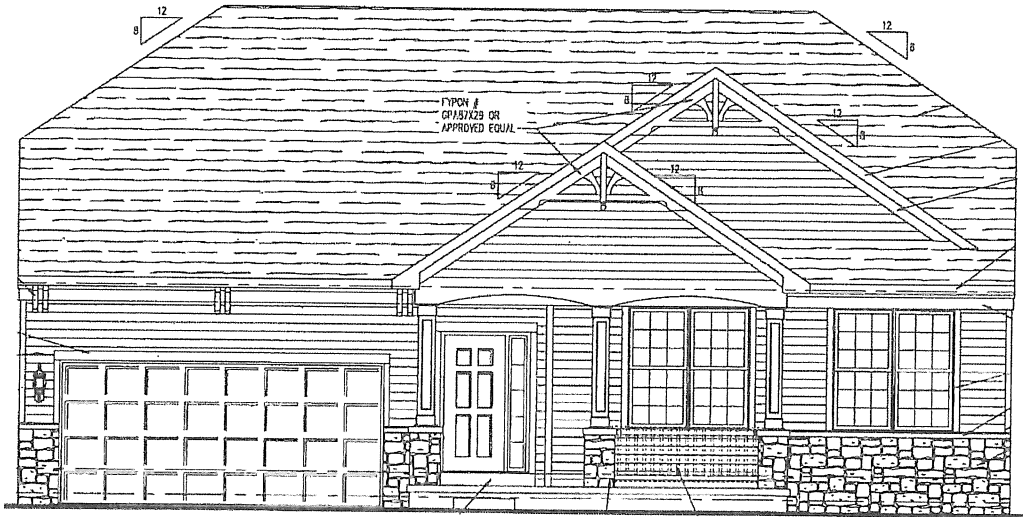


EXHIBIT C

Amberwood 5



Amberwood 10

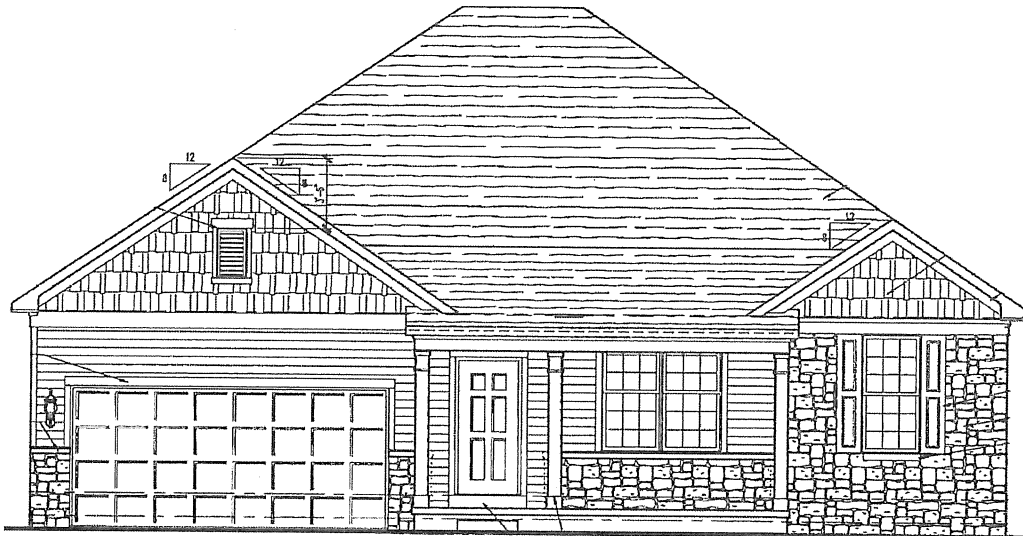
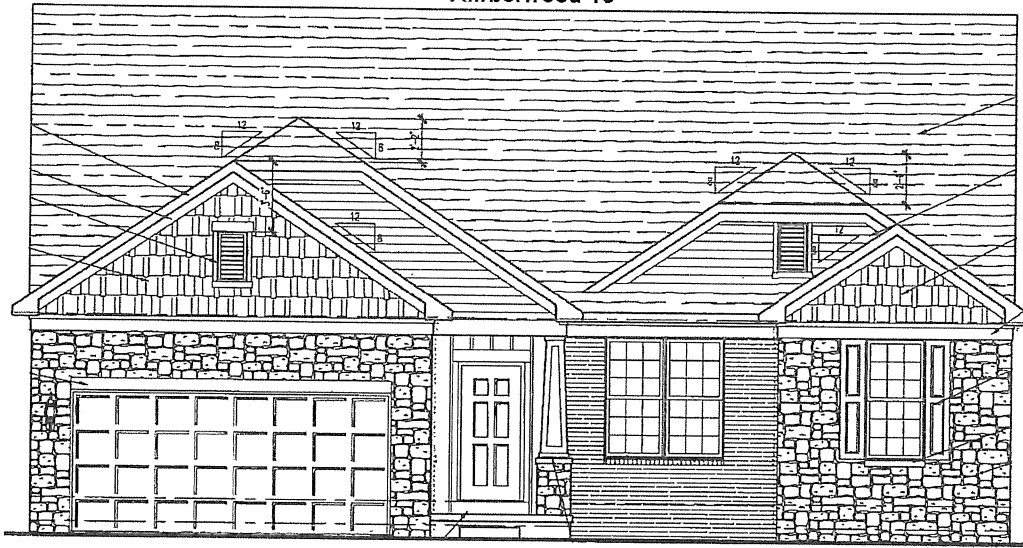


EXHIBIT C

Amberwood 15

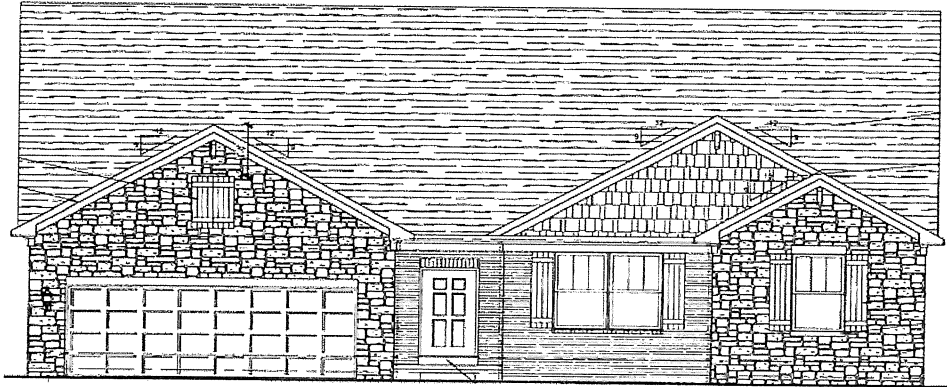


Amberwood 17



EXHIBIT C

Amberwood 21





Text Amendment

Department of Community Development Staff Report
February 15, 2016
City Council – 2nd & 3rd Reading

Petition Number: 12-TA-15

Petitioner: Pulte Homes of Indiana, LLC

Subject Site Address: Generally located in the southwest quadrant of 136th Street and Cyntheanne Road

Action Request: Pulte Homes of Indiana is requesting approval of Ordinance No. 122115A, a Text Amendment to the Britton Falls Planned Unit Development (PUD), modifying the restrictions for the maximum width of a front-loading garage for the single-family development known as Hunter’s Run

Current Zoning: PUD-M (Britton Falls)

Current Land Use: Single-family residential

Approximate Acreage: 225 acres

Project Manager: Kevin Stotts
Planner II

Exhibits: - Maps (Zoning, Aerial)
- Petitioner’s Packet (Includes TA Ordinance)

PETITION HISTORY:

The Existing Britton Falls PUD Ordinance originally was approved in 2006 and was amended in 2013. The 2013 Text Amendment modified the uses in certain subsections of the Britton Falls PUD and updated several development standards. This text amendment applies only to Area 1-A and Area 1-B, which are commonly known as the Hunter’s Run single-family development.

Pulte Homes of Indiana, LLC (“Pulte”) went before City Council on December 21, 2015 for 1st Reading. Council held 1st Reading and sent this item to the Advisory Plan Commission for a public hearing and to provide a recommendation on this petition. The Advisory Plan Commission reviewed this item at their January 12, 2016 meeting, comments provided at that meeting have been outline in the Plan Commission section of this report.

PETITION OVERVIEW:

The Existing Britton Falls PUD Ordinance includes a provision restricting the maximum width of a front-loading garage. Section 6.01(4) of the Existing Britton Falls PUD Ordinance reads:

Section 5.012(A)(4) of the UDO, entitled "Dimensions," is hereby replaced and superseded by the requirement that the width of a front loaded garage shall not exceed more than 50% of the width of the front elevation; provided, however, that with respect to Area 2-C Monterey Dwellings, there shall be no restriction on the maximum width of garage.

Pulte's proposed text amendment would modify this standard to state that the width of a front loaded garage door shall not exceed more than 50% of the width of the front elevation; provided, however that with respect to Area 2-C Monterey Dwellings, there shall be no restriction on the maximum width of a garage.

Pulte has stated that it was their understanding that the intent of the above Garage Standard was meant to be applied only to the garage door and not the entire garage. Pulte respectfully requests a text amendment to clarify the Garage Standard so that they can start building the homes planned for this neighborhood. Please reference Tab 6 of the Petitioner's Packet for illustrative elevations of the homes planned for the Hunter's Run neighborhood.

PUBLIC COMMENTS:

No comments have been received from the public at this time.

CITY COUNCIL COMMENTS:

During 1st Reading Councilman Block stated that he would like to review the Architectural Feature point system, provided in the Existing Britton Falls PUD, to determine if revising the existing point system would be appropriate in order to support the requested Garage Standard text amendment.

PLAN COMMISSION COMMENTS:

Mr. Harling opened the floor to the public for comment. Seeing none, Mr. Harling closed the public hearing. He noted no remonstrations. **Mr. Harling opened the floor to the Commission for discussion.**

Mr. Block asked if the presented homes would be able to be built under the current PUD. Mr. Hardin stated that the garage width standard was a restriction and the amendment would be needed to build the homes.

Mr. Block stated that the point system would encourage a higher quality product. He recommended category groups for architectural features. He stated that unique architecture would offset high density and this model should be used in the future.

Mr. Harling stated that the standards should be different for one- and two-story homes. Mr. Harling was unsupportive of the request if it allowed one-story homes to have a larger facade. Mr. Compton stated that the ranches were less attractive to the two-story homes, but were still important to the community. He stated that he would add architectural features, such as double gables, before City Council.

Mr. Harling asked that dimensions be added to the one-story homes in the PUD. Mr. Block stated that he would be comfortable with the amendment as is, provided staff review one-story homes. Mr. Compton objected to adding dimensional standards to the one-story buildings. He stated that the garage facade would not exceed 50% of the homes overall facade. He made a voluntary commitment to the other items discussed.

Mr. Block made a motion to send a favorable recommendation to City Council regarding 12-TA-15 with the voluntary commitment to work with staff for revised point system applicable to one-story homes garages exceeding 50% of the home's facade. Mr. Stuart seconded the motion. The motion passed 9-1. Mr. Harling voted against 12-TA-15.

STAFF COMMENTS & RECOMMENDATION:

Based on the feedback received at 1st Reading and by the Plan Commission, staff has continued to work with Pulte to review the Architectural Feature point system, outlined in the Existing Britton Falls PUD. After reviewing the Architectural Feature point system staff made the following recommendations:

Add the following:

- Decorative garage doors will be required on all homes, and this item will be removed from the point system
- Vinyl siding is prohibited

Clarify/Edit the following architectural points:

- Masonry accent areas across one hundred percent of the front façade's length, excluding openings and areas behind a porch which has decorative masonry columns
- Two or more Masonry materials or two or more Siding materials on the front elevation
- Architecturally enhanced / articulated trim moldings on 50% or more of the windows along the front elevation
- Clarify and recommend that transom window(s) and architectural treatment on gable ends or on reverse gables shall be located on the front elevation in order to receive a point

Remove the following architectural points:

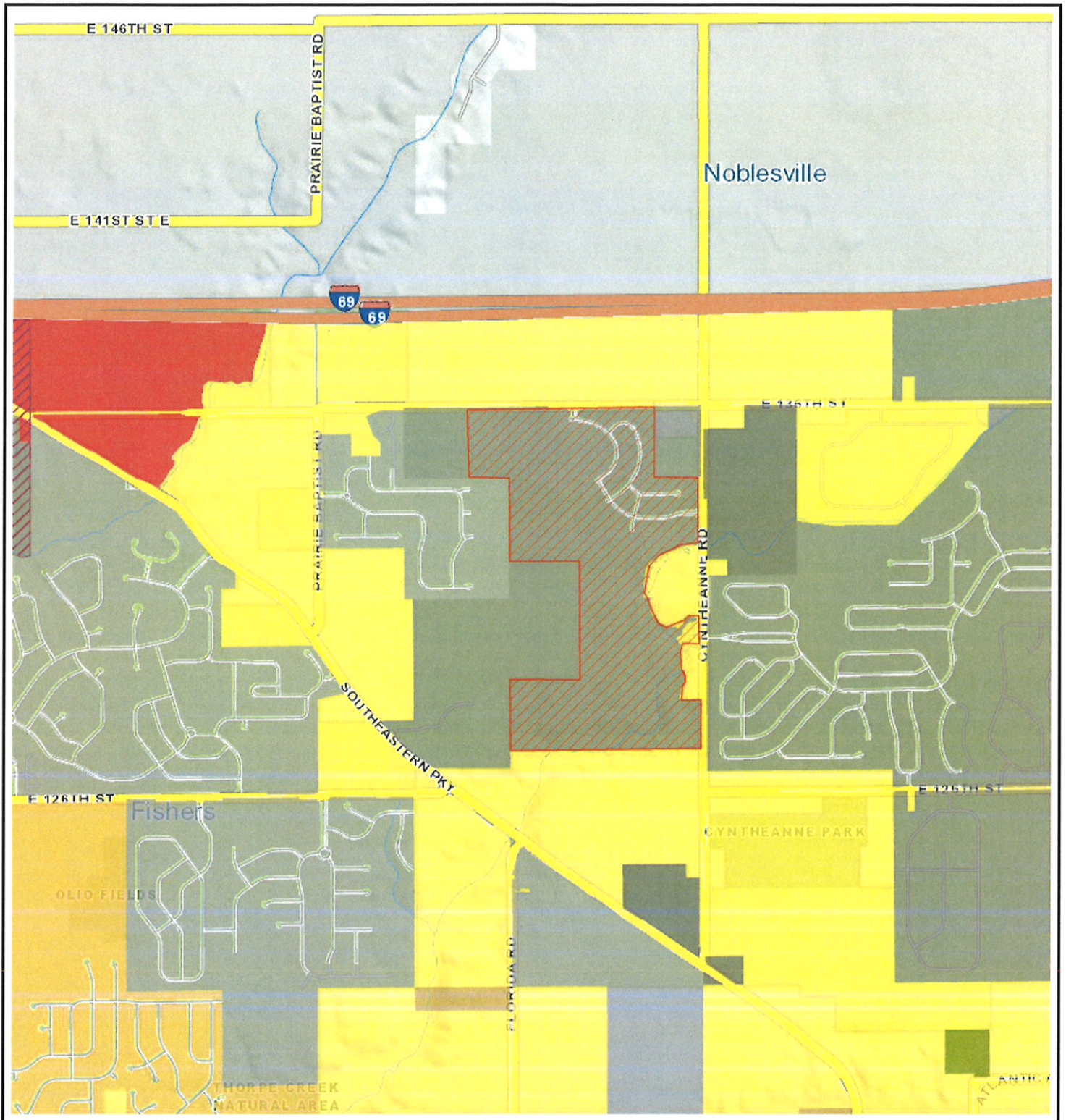
- Cement or fiber board siding in all areas not covered by Masonry, excluding doors, garage doors, windows, architectural features, cantilevered areas, bay windows, and any area that does not have a supporting foundation for the brick load including, without limitation, the small area above the garage door on some models, and any areas on the facade that are above roofing materials and would thus require brick to be laid above the roof (1pt)

Pulte Homes agreed to the above requested changes and has incorporated them into their proposed text amendment, as referenced in Sections 3, 4, and 5 of the proposed ordinance. In addition to the above changes Pulte voluntarily committed to working with staff on a revised point system applicable to the one-story (ranch) homes to be built in Hunters Run. Instead of trying to propose another architectural point system that would apply to the one-story homes, staff has suggested that Pulte incorporate the ranch elevations, which were reviewed and accepted by staff, into the proposed PUD Ordinance. Pulte agreed to this solution and provided

11 home elevations into the proposed PUD Ordinance, as referenced in Section 6, and Exhibit C, of the attached ordinance. The proposed language for the approved single-story home elevation is as follows:

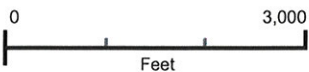
Section 6. *The single-story home elevations, attached hereto and incorporated herein as **Exhibit C** hereby are approved (the “Approved Home Elevations”). Additional single-story home elevations (“Additional Home Elevations”) shall be reviewed by the City of Fishers’ Department of Community Development (the “Department”). An Additional Home Elevation shall be approved by the Department as long as it is substantially similar in quality and character as the Approved Home Elevations. If the Department does not approve an Additional Home Elevation within thirty (30) days of its submission, then the Additional Home Elevation shall be placed on the next PUD Committee meeting agenda for the PUD Committee’s review. The Additional Home Elevation shall be approved by the PUD Committee as long as it is substantially similar in quality and character as the Approved Home Elevations.*

Staff believes by adding the above language, and incorporating the approved single-story home elevations as Exhibit C in the PUD, Pulte has fulfilled the request made by the Plan Commission to work with staff to find a solution that provides the highest quality of single-story home elevations to be constructed in Hunters Run. Based on the changes outlined above, Staff recommends that Council hold a combined 2nd and 3rd Reading, and approve this item as presented.



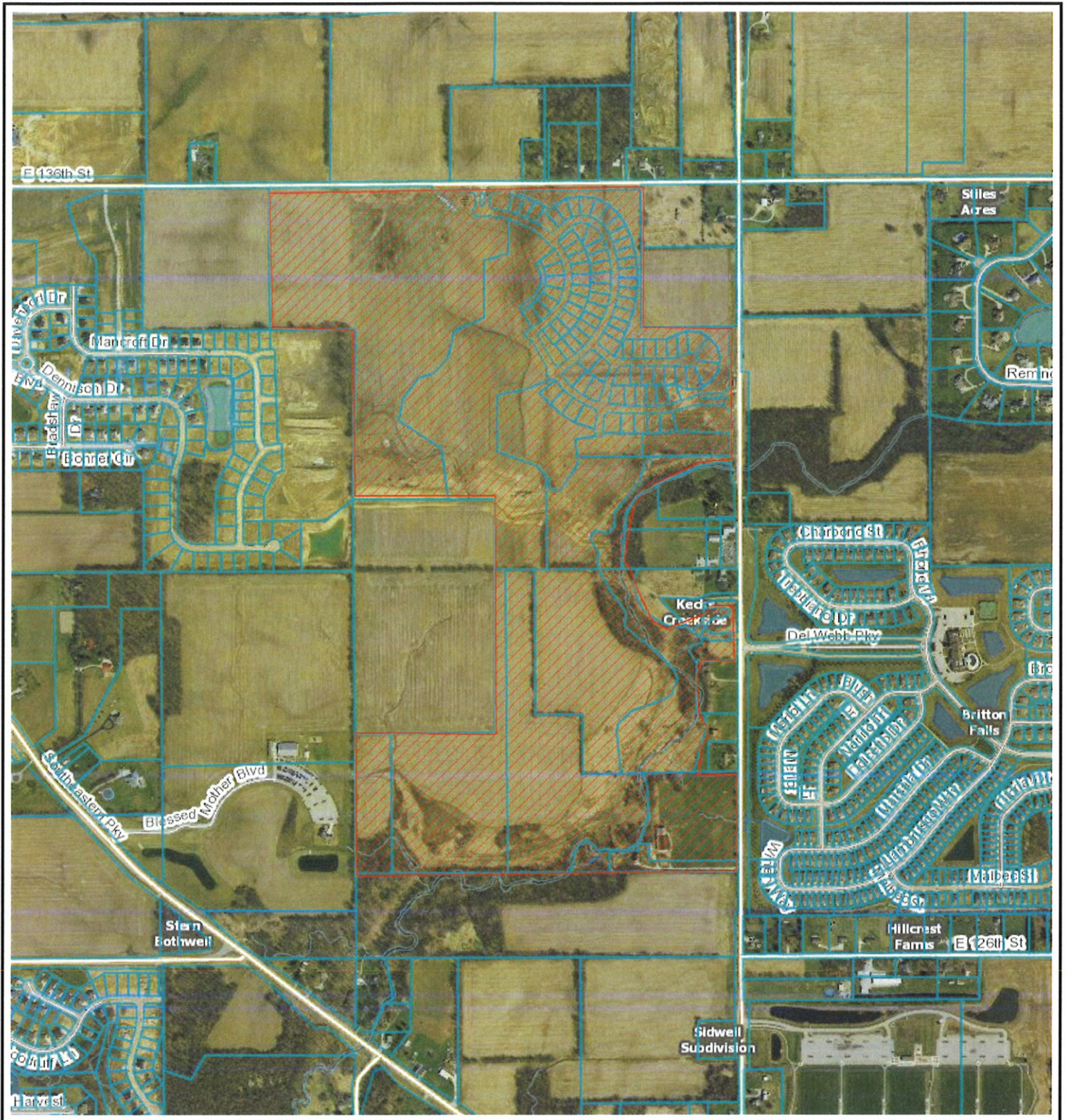
Hunters Run Zoning Map

Printed: Dec 09, 2015



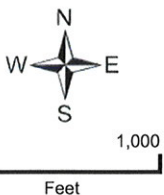
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Hunters Run Aerial Map

Printed: Dec 09, 2015



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