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Jennifer Hayden
Hamilton County Recorder IN
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061719C

2019

CREW CARWASH PUD



Planning & Zoning Department
City of Fishers
Ordinance 061719C



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2019

CREW CARWASH PUD



Planning & Zoning Department

City of Fishers

Ordinance 061719C

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

A. Declaration

- 1. Ordinance No. 061719C (this "Ordinance")
- 2. Adopted: _____

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, 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 *Section 1.9* of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development (PUD), and that said PUD zoning district shall hereafter be known as the " Crew Carwash PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and its exhibits 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 All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance. All previous PUD Ordinances, and amendments thereto, applicable to the Real Estate are hereby repealed.

C. Applicability

The standards of the UDO applicable to the C3 Commercial District shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Chapter" cross-references of this Ordinance shall hereafter refer to the Chapter section

as specified and referenced in the UDO. "Article" cross-references of this Ordinance shall hereafter refer to the Article section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein 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.: Introductory Provisions: Transition Rules* also shall apply to any such amendments.

D. Allowed Uses

- 1. All uses listed under **C3** in *Sec. 5.1.5. Permitted Use Table* shall be allowed in Area A of the Real Estate (as shown on the Concept Plan). The following C3 uses shall be prohibited:
 - Vehicle Sales/rentals
 - Vehicle Repair (minor/major/commercial vehicle)
- 2. All uses listed under **C1** in *Sec. 5.1.5 Permitted Use Table* shall be allowed in Area B of the Real Estate (as shown on the Concept Plan). In addition, research and development, fabrication, assembly, repair and servicing of business machinery and equipment and related uses shall be allowed in Area B of the Real Estate.
- 3. In addition, any applicable use standard as set forth in *Chapter 5: Use Regulations* shall also apply.

1.2. Concept Plan

The Concept Plan, attached hereto as "Exhibit A" is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that the Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the

Crew Carwash PUD

"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 Crew Carwash 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.

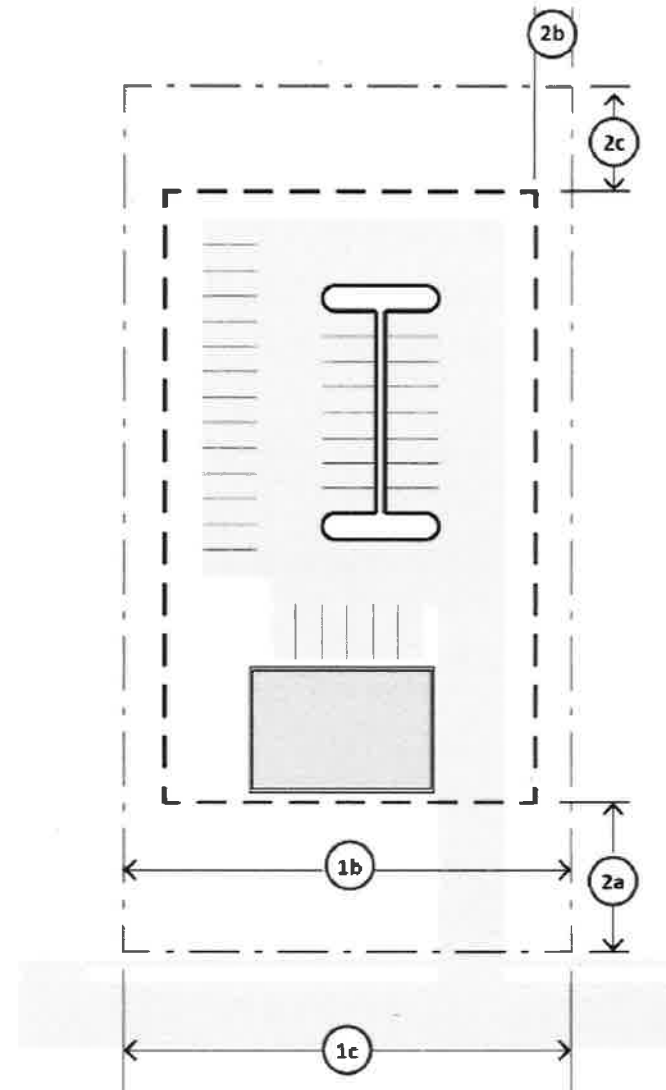
1.3. Zoning Districts Standards

A. Cross Reference

The regulations of *Chapter 3. Zoning Districts* shall apply, except as modified by this Ordinance.

B. Development Standards: *Sec. 3.3.3 C3 Commercial District* shall apply, except as modified below.

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage	200'
2. Minimum Building Setbacks	
2a. Front ¹	50'
2b. Side/aggregate	15' / 30'
2c. Rear ²	30'
2d. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	65'
3b. Adjacent to residential zones or uses	35'
4. Building Floor Area	
4a. Main floor area (min)	n/a
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	80%
Notes:	
1. Additional buffer yard requirements may apply	
2. Minimum rear setback for trash receptacles	15'



1.4. Development Standards

A. Cross Reference

The regulations of *Chapter 6. Development Standards* shall apply, except as modified below.

B. General Provisions: Shall apply.

C. Accessory Structure Standards: Shall apply, as amended below:

(1) *Section 6.2.6. Mechanical & Utility Equipment:* Vacuums shall be permitted to be located as generally shown on "Exhibit D". Vacuums shall be permitted to be screened by the landscaping as generally shown on "Exhibit E".

(2) *Section 6.2.8.A. Trash Receptacles:* Shall be permitted to be located as generally shown on "Exhibit D".

(3) An enclosed storage structure shall be permitted to be located immediately adjacent to the trash receptacle enclosure, as generally shown on "Exhibit D".

D. Architectural Design Standards: Shall not apply; instead, the Illustrative Architectural Exhibit, attached hereto as "Exhibit B", is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the carwash building constructed on the Real Estate. The final building design may vary from the Illustrative Architectural Exhibit; however, the carwash building shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit. Additionally, the office building, as shown on the Concept Plan, shall be reviewed for compliance with the applicable standards and approved by the PUD Committee prior to the issuance of a building permit for the building.

E. Entrances & Driveways: Shall apply.

F. Exterior Lighting Standards: Shall apply.

G. Height Standards: Shall apply.

H. Landscaping Standards: Shall not apply. Instead, landscaping shall be provided as shown generally on the Landscape Plan, attached hereto as "Exhibit E".

I. Lot Standards: Shall apply.

J. Outdoor Display & Storage Standards: Shall apply, as amended below:

(1) *Section 6.9.4.G. Outdoor Sale Displays; Vending Machines:* Vending machines shall be permitted to be located as generally shown on "Exhibit D", and screening of vending machines shall not apply.

K. Parking & Loading Standards: Shall apply, as amended below:

(1) Parking shall be provided as shown generally on the Concept Plan, attached hereto as "Exhibit A".

(2) *Section 6.10.3.B.3. Parking Lot Design; Location of Parking:* Shall not apply. Instead, parking and perimeter parking lot landscaping shall be provided as shown generally on the Landscape Plan, attached hereto as "Exhibit E".

(3) *Section 6.10.4.C.1. Parking Area Landscaping; Perimeter Islands:* Shall apply, however, the perimeter islands may be located as shown generally on the Landscape Plan, attached hereto as "Exhibit E".

(4) *Section 6.10.7. Additional Parking Provisions:* Vehicle stacking shall be contained within the Real Estate.

L. Pedestrian Accessibility Standards: Shall apply, as amended below:

(1) *Section 6.11.3.C. Non-Residential; Sidewalks Adjacent to the Building:* Shall not apply. Instead, sidewalks and adjacent planting beds shall be provided as generally shown on the Concept Plan and subject to the final design of the office building.

M. Permitted Nonresidential Structure Standards: Shall apply.

N. Property Identification Standards: Shall apply.

O. Public Art Standards: Shall apply.

P. Setback Standards: Shall apply, except as noted elsewhere in this PUD Ordinance.

Q. Signage Standards: Shall apply; however, a comprehensive sign package may be submitted for review and approval to the PUD Committee or Mayor or Mayor's Designee that may vary from the sign code as long as it is in keeping with the quality and character of the proposed development. In addition, street frontage, for the purposes of

Crew Carwash PUD

2019

wall signs, shall include public/private streets, access drives, drive aisles, and parking lots.

- R. **Wall & Fence Standards:** Shall apply.
- S. **Water & Sewer Standards:** Shall apply.
- T. **Vision Clearance Standards:** Shall apply.

1.5. Planned Unit Development Design Standards

- A. **Cross Reference:** The regulations of *Chapter 8. Subdivision and Planned Unit Development Design Standards* shall apply, except as modified below.
- B. **General Provisions:** Shall apply.
- C. **Block, Lot & Access Standards:** Shall apply.
- D. **Street & Alley Standards:** Shall apply.
- E. **Open Space, Common Area & Amenity Standards:** Shall not apply as long as an open space, such as an outdoor patio/seating area, is provided within the Real Estate and a program for public art is provided to and reasonably approved by the Director.
- F. **Other Design Standards:** Shall apply.

1.6. Floodplain Standards for Real Estate

- A. **Cross Reference:** The regulations of *Chapter 9. Floodplain Standards* shall apply, except as modified below.
- B. **Floodplain Standards:** shall apply.

1.7. Procedures

The procedures set forth in *Chapter 10. Procedures and Permits* shall apply. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.

If applicable: (1) the Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for review pursuant to *Section 10.1.2.*

Summary of Review Authority; and (2) prior to the Committee's review, the Mayor or Mayor's Designee shall review each building's preliminary architectural plan (e.g., elevations, roof plan, floor plan, and rendering) and approve such plan based upon compliance with the development and design standards set forth herein.

The Committee, if applicable, and the Mayor or Mayor's Designee shall have discretion and flexibility to consider and approve modifications pertaining to any development and design standards established or referenced by this Ordinance if the Committee or Mayor or Mayor's Designee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.

1.8. Real Estate

See "Exhibit C" attached hereto.

1.9. Adoption

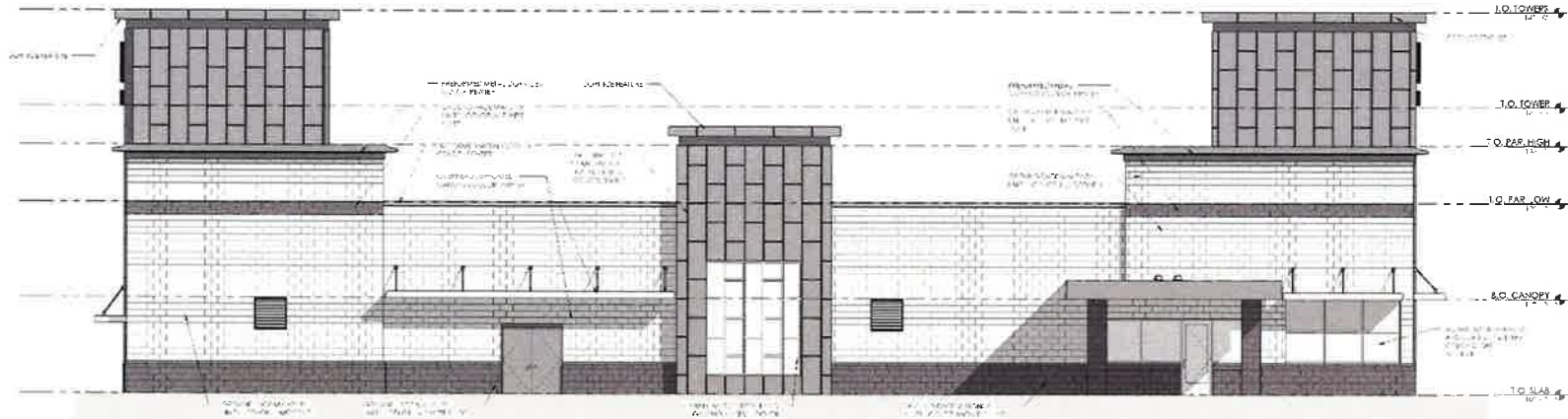
I hereby certify that the foregoing ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this _____ day of _____, 2019.

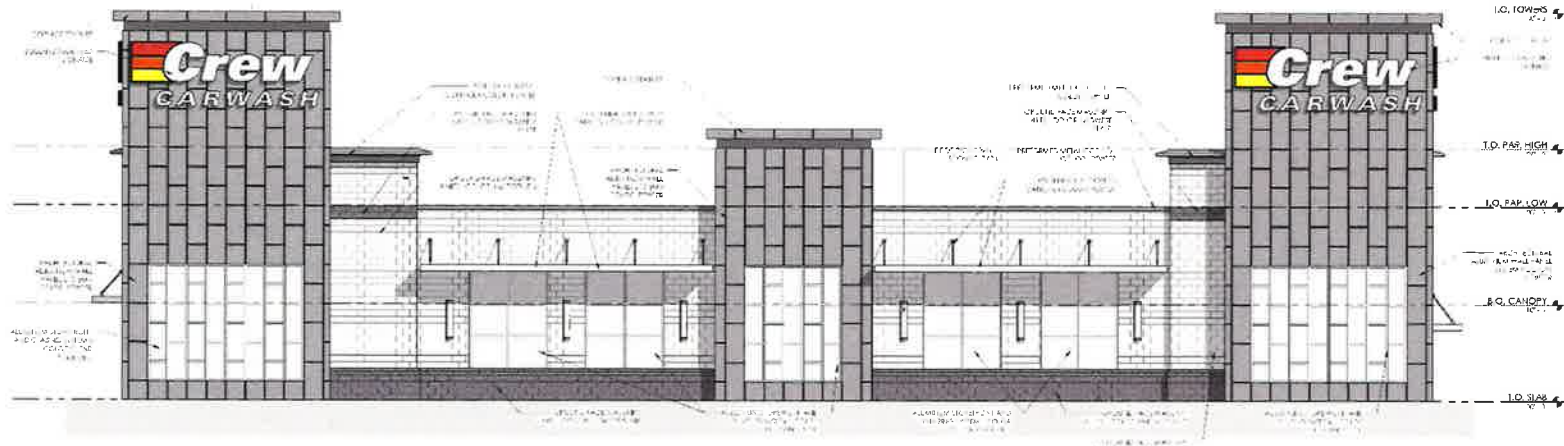
“Exhibit A” - Concept Plan



“Exhibit B” - Illustrative Architectural Exhibit



PRELIMINARY ELEVATION - NORTH



PRELIMINARY ELEVATION - SOUTH



CREW CARWASH NO. 50 - FISHERS

CREW CARWASH
FISHERS, IN

05/03/19
Project Number
3/1a - 1.0'

Solutions by Design Since 1937

061719e

Crew Carwash PUD

The Common Council of the City of Fishers, Hamilton County, Indiana

2019

Mayor's Approval



AYE

NAY

Richard W. Block

Richard W. Block,
President

Scott A. Fadness

Scott A. Fadness, Mayor

6/17/2019
Date

Eric Moeller,
Vice President

Mayor's Veto

David C. George

David George,
Member

Scott A. Fadness, Mayor

Date

C. Pete Peterson

C. Pete Peterson,
Member

John Weingardt

John Weingardt,
Member

Approved by: Chris Greisl, City of Fishers, City Attorney

This instrument prepared by:

Steven D. Hardin, Esq.

Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600,
Indianapolis, Indiana 46240. (317) 569-9600

Cecilia C. Coble

Cecilia C. Coble,
Member

Brad DeReamer

Brad DeReamer,
Member

Selina M. Stoller

Selina M. Stoller,
Member

Todd Zimmerman,
Member

Abstain
Mark R. Leach

In accordance with Indiana Code, 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: Mark R. Leach

I hereby certify that the foregoing Ordinance was delivered to City of Fishers

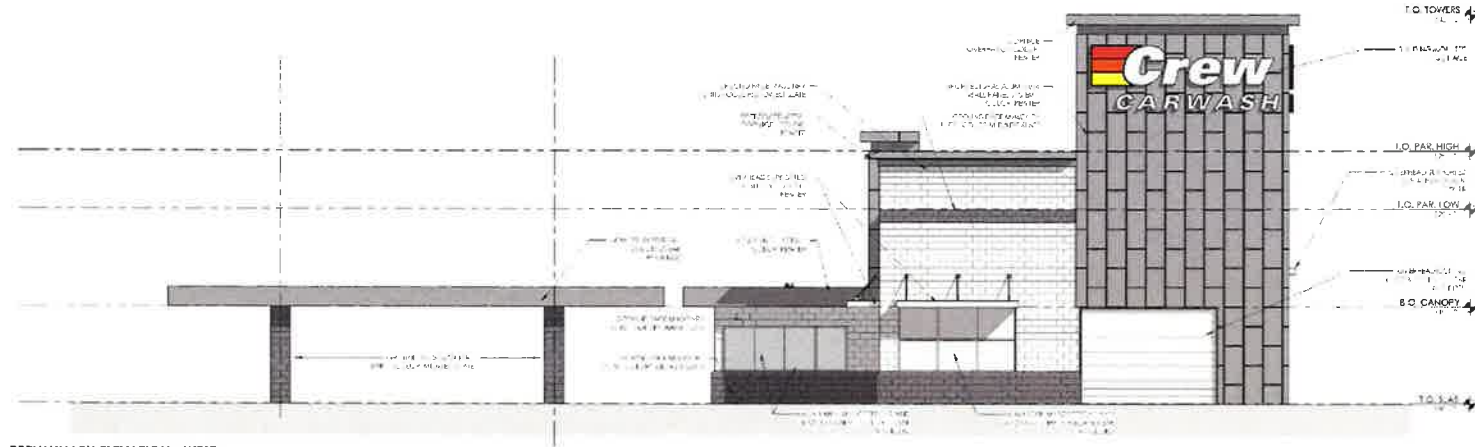
Mayor Scott Fadness on the 17th day of June 2019,

at 8:40p m.

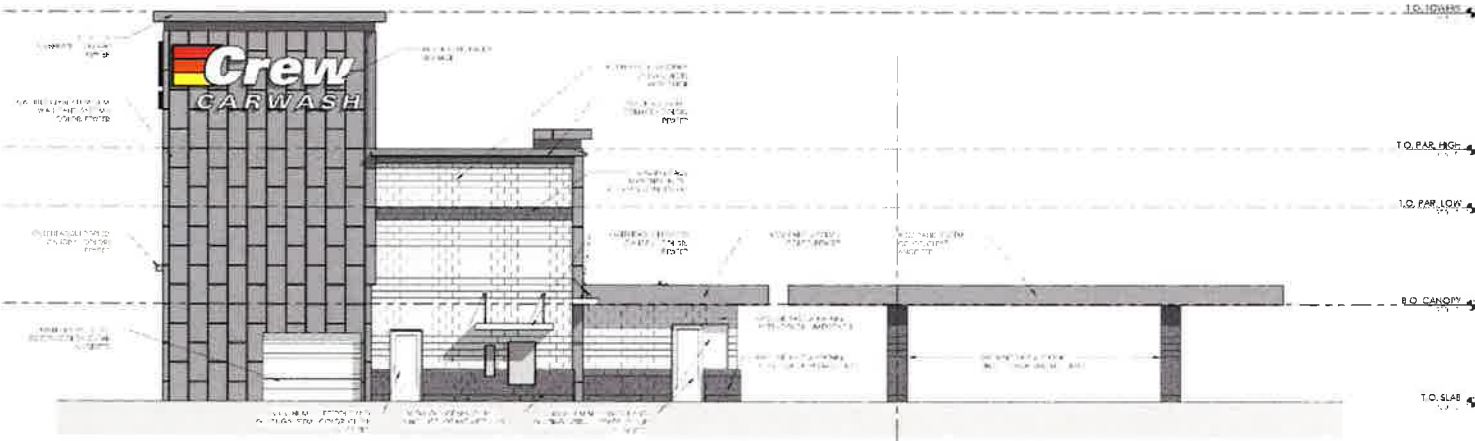
ATTEST:

Jennifer L. Kehl
Jennifer L. Kehl, City Clerk

“Exhibit B” - Illustrative Architectural Exhibit



PRELIMINARY ELEVATION - WEST



PRELIMINARY ELEVATION - EAST



CREW CARWASH NO. 50 - FISHERS

CREW CARWASH
FISHERS, IN

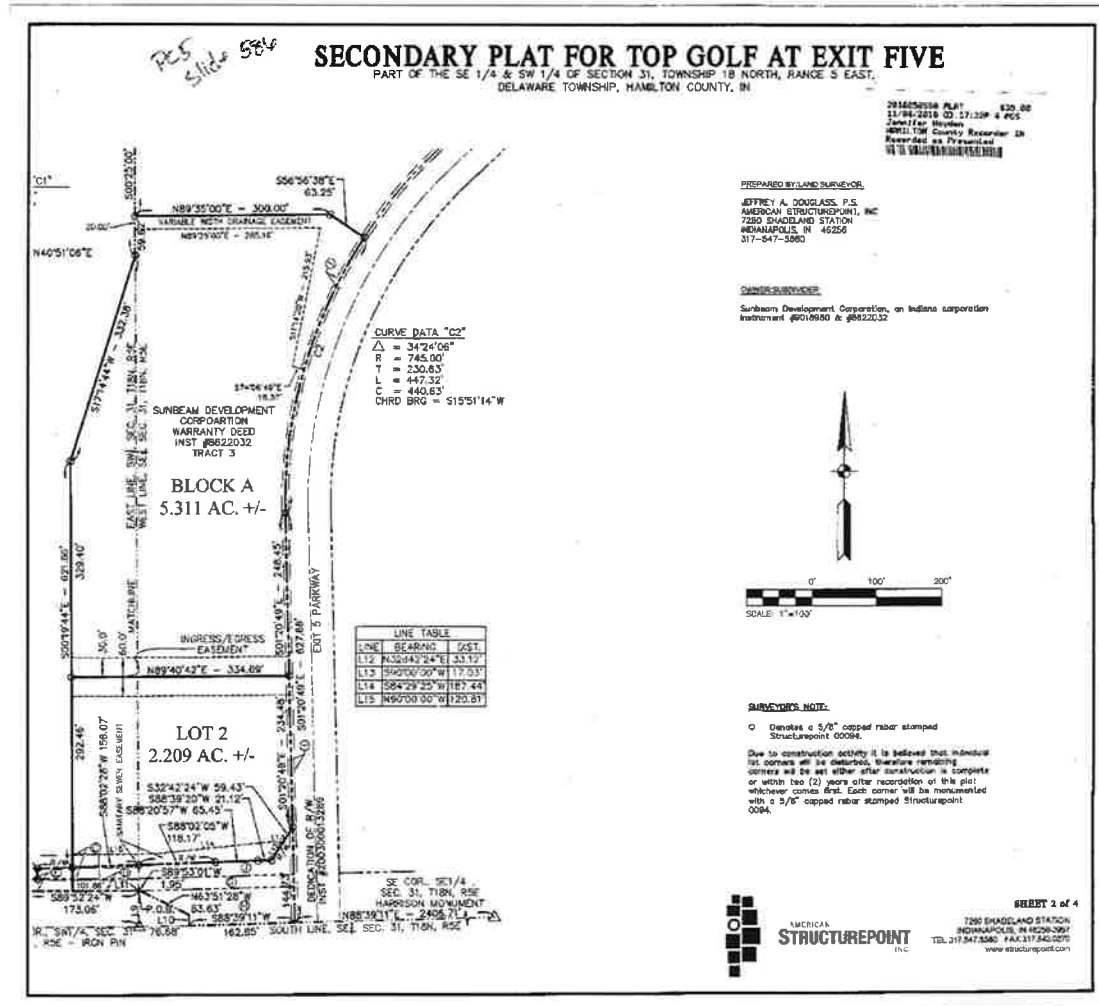
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Project Number
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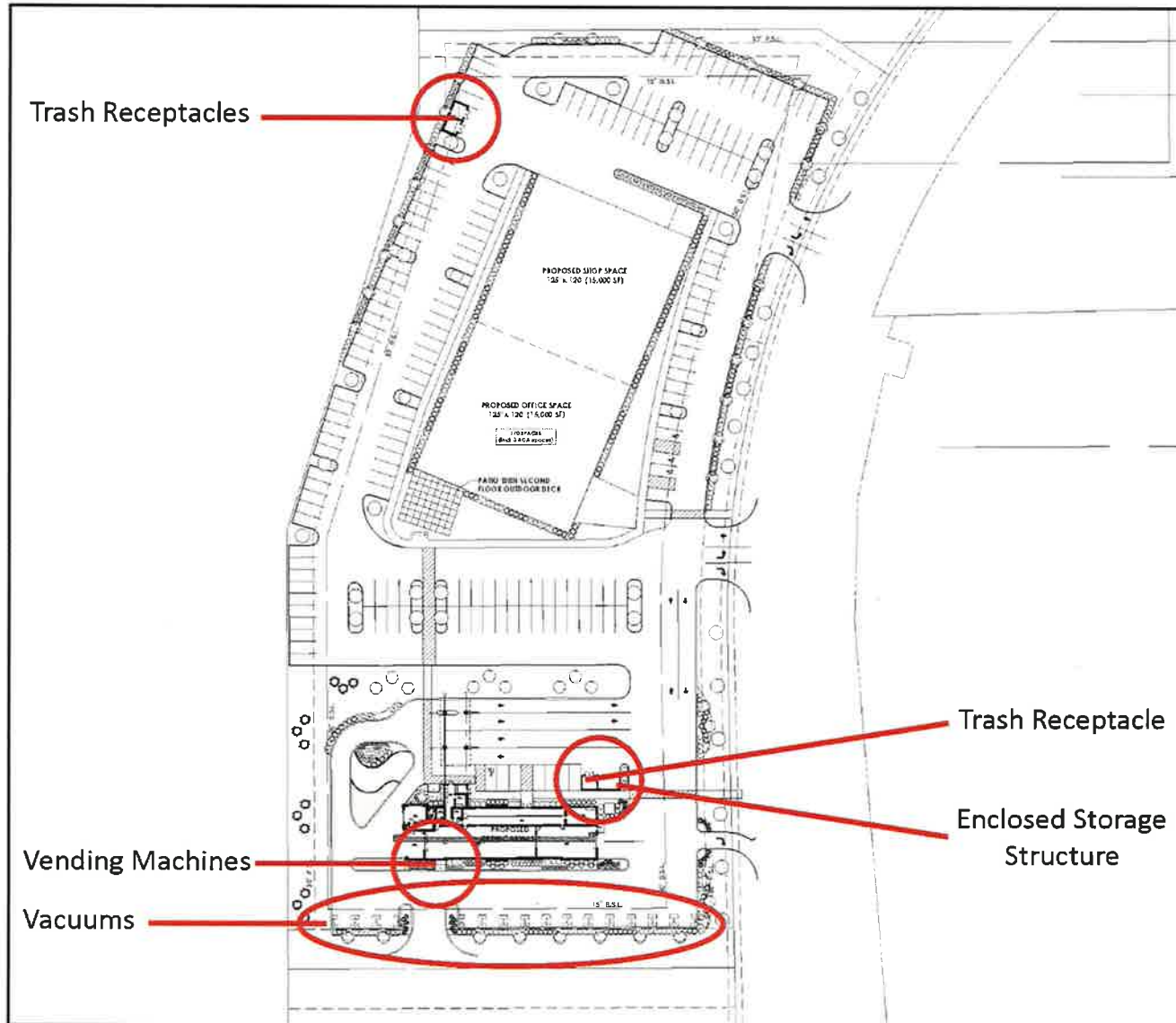
Solutions by Design Since 1937

"Exhibit C" - Real Estate

Block A as shown on the Secondary Plat for Top Golf at Exit Five consisting of 5.311 Acres +/-, recorded as Instrument No. 2016058558 in Plat Cabinet 5, Slide 586 in the Office of the recorder of Hamilton County, Indiana.

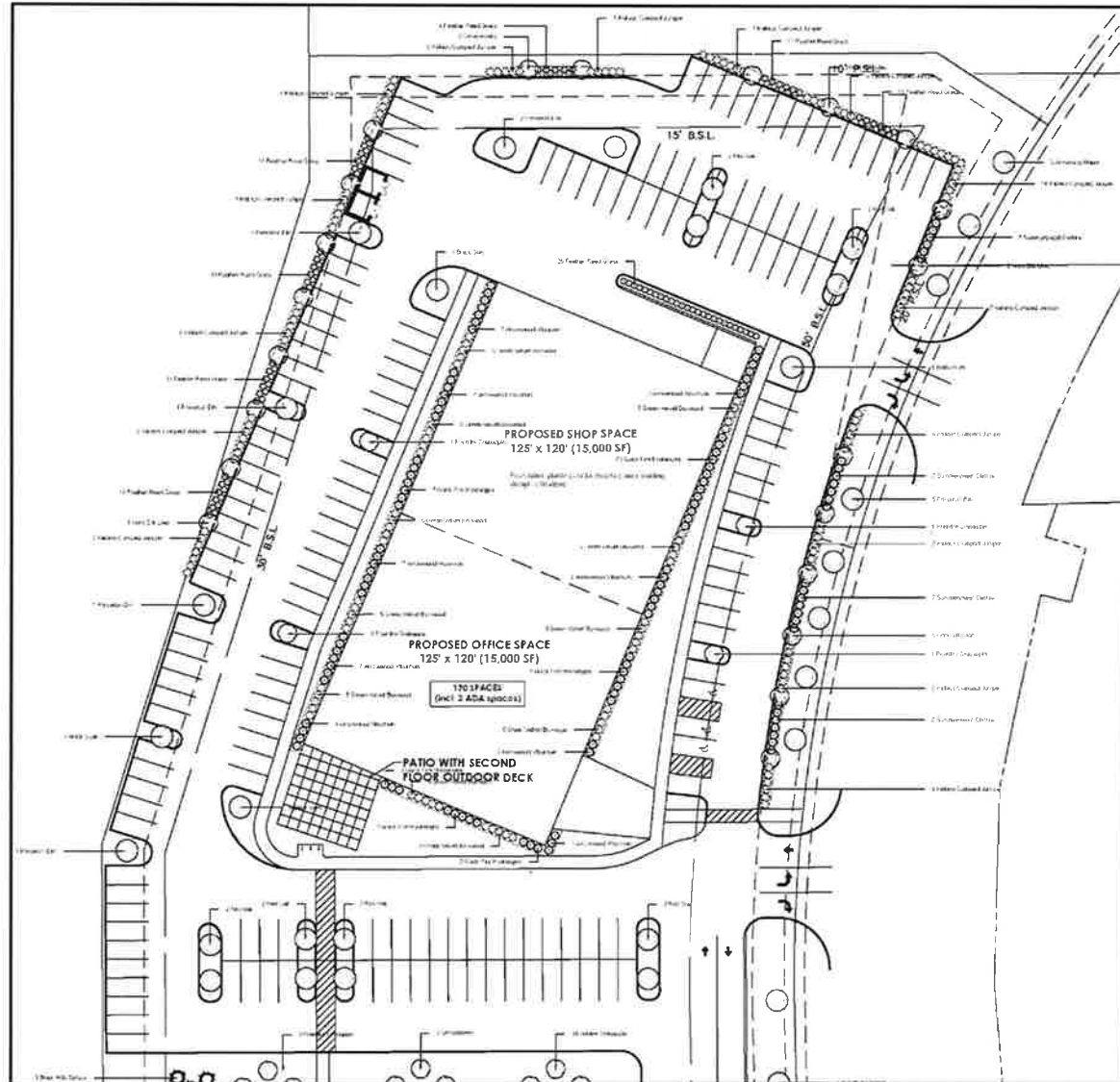


“Exhibit D” –

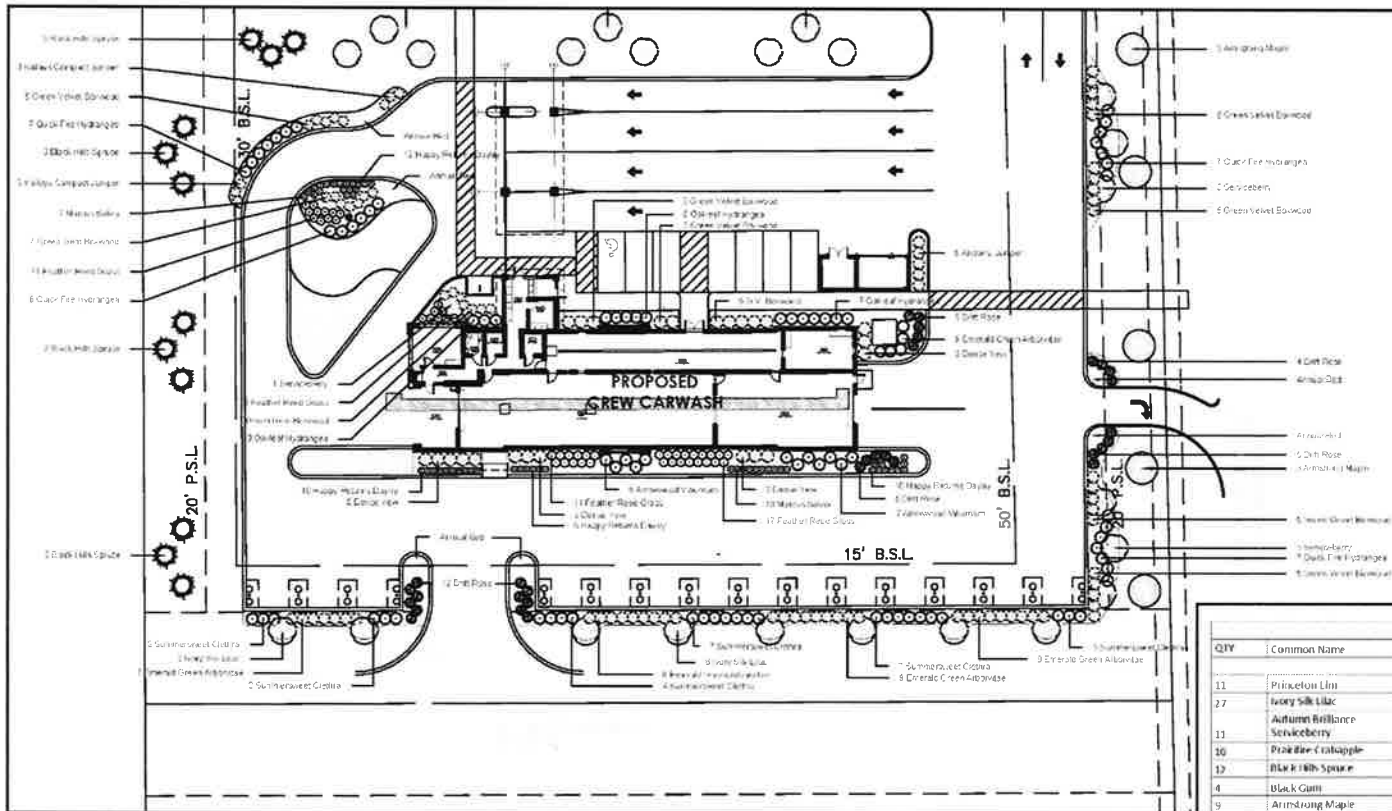


“Exhibit E” - Landscape Plan

Plant Schedule			
QTY	Common Name	Botanical Name	Size
Trees			
11	Palmerton Elm	<i>Ulmus americana</i> 'Palmerton'	2.5"
27	Ivory Silk Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	2"
11	Autumn Brilliance Serviceberry	<i>Amelanchier x g. arbutifolia</i> 'Autumn Brilliance'	6" Clamp
10	Prairifire Crabapple	<i>Malus x 'Prairifire'</i>	2"
12	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	6"
4	Black Gum	<i>Nyssa sylvatica</i>	2.5"
9	Armstrong Maple	<i>Acer x freemanii</i> 'Armstrong'	2.5"
12	Red Oak	<i>Quercus rubra</i>	2.5"
Shrubs			
92	Green Velvet Boxwood	<i>Buxus x 'Green Velvet'</i>	3 g
14	Green Gem Dogwood	<i>Buxus x 'Green Gem'</i>	3 g
118	Kalloy's Compact Juniper	<i>Juniperus x media</i> 'Kalloy's Compact'	3 g
3	Andorra Juniper	<i>Juniperus x andorra compacta</i>	3 g
34	Summersweet Kethua	<i>Clethra alnifolia</i> 'Sakteen Candles'	3 g
34	Dense Yew	<i>Taxus x media</i> 'Densiformis'	3 g
64	Arroywood Viburnum	<i>Viburnum dentatum</i> 'Christm'	3 g
17	Clack Fire Hydrangea	<i>Hydrangea paniculata</i> 'Bulk'	3 g
10	Red Bird Rose	<i>Rosa 'Meigalpie'</i>	3 g
15	Oakleaf Hydrangea	<i>Hydrangea quercifolia</i> 'Ruby Slippers'	3 g
39	Emerald Green Arborvitae	<i>Thuja occidentalis</i> 'Smaragd'	6"
Grasses/Perennials			
149	Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	3 g
12	Marius Salsola	<i>Salsola nemoralis</i> 'Marius'	3 g
38	Happy Returns Daylily	<i>Hemerocallis x 'Happy Returns'</i>	3 g



“Exhibit E” - Landscape Plan



QTY	Common Name	Botanical Name	Plant Schedule	Size
Trees				
11	Princeton Elm	Ulmus americana 'Princeton'		2.5"
27	Ivory Silk Lilac	Syringa reticulata 'Ivory Silk'		2"
11	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'		6' Clump
10	Prairie-Catapple	Malus 'Prairiefire'		2"
12	Black Thorn Spirea	Picea glauca 'Densata'		6"
4	Black Gum	Nyssa sylvatica		2.5"
9	Armstrong Maple	Acer x freemanii 'Armstrong'		2.5"
12	Red Oak	Quercus rubra		2.5"
Shrubs				
90	Green Velvet Boxwood	Buxus 'Green Velvet'		3 g.
14	Green Gem Boxwood	Buxus 'Green Gem'		3 g.
110	Kallaya Compact Juniper	Juniperus media 'Kallaya's Compact'		3 g.
5	Andorra Juniper	Juniperus 'Andorra Compacta'		3 g.
33	Summer Sweet Candles	Certhia asiatica 'Summer Candles'		3 g.
14	Dancer Yew	Taxus media 'Dancer Yew'		3 g.
64	Arrowwood Viburnum	Viburnum dentatum 'Chilblain'		3 g.
57	Quack Fire Hydrangea	Hydrangea paniculata 'Bulk'		3 g.
30	Red Duff Rose	Rosa 'Meigalpa'		3 g.
15	Oakleaf Hydrangea	Hydrangea quercifolia 'Rusty Stoppers'		3 g.
39	Emerald Green Arborvitae	Thuja occidentalis 'Emerald'		6"
Grasses/Perennials				
149	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'		3 g.
17	Marcus Solna	Salvia nemorosa 'Marcus'		1.6 g.
38	Happy Returns Daylily	Hemerocallis x 'Happy Returns'		1 g.



CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Megan Schaefer, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 595-3213

DOCKET NUMBER:

RZ-19-8

PETITIONER/PROPERTY OWNER:

Faegre Baker Daniels, LLP on behalf of Crew Carwash

MEETING DATE:

JUNE 17, 2019

PROPERTY ADDRESS/LOCATION:

Parcel: 15-11-31-00-14-003.000, generally located on the west side of Exit Five Pkwy, north of 116th St.

SPECIFIC REQUEST: Requesting final approval for a rezone from Employment Node (EN) to PUD for Crew Carwash's new headquarters and stand-alone carwash.

SIZE OF PROPERTY:

5.31 acres

EXISTING ZONING:

Employment Node (EN)

EXISTING LAND USE:

Vacant

PROJECT SUMMARY:

The proposed development will include a new office building, approximately forty-five thousand square feet (45,000 sq. ft.) in size, and a stand-alone carwash with associated stacking, parking and landscaping. The carwash will be used as their primary training location for employees and the office building will include their new headquarters and a research & development center.

LOCATION MAP:



STAFF RECOMMENDATION

<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> APPROVE WITH CONDITIONS	<input type="checkbox"/> DENY	<input type="checkbox"/> CONTINUE
---------------------------------------------	--------------------------------------------------	-------------------------------	-----------------------------------

ATTACHMENTS

- SUBMITTED PLANS
- PUBLIC COMMENTS

- AGENCY COMMENTS
- OTHER

PETITION HISTORY:

The subject property was previously a part of the Exit Five Sunbeam PUD Ordinance. In 2016, the property was rezoned to Employment Node (EN) as a part of a City initiative to update the zoning standards in the surrounding area. Crew Carwash now wishes to rezone the property to a site-specific PUD as the current zoning does not permit the proposed use. The EN District allows for site-specific PUDs to allow for greater flexibility as follows:

Employment Node District Ordinance No. 101716C - In order to provide greater flexibility in the development within the District, the City will allow proposals for site specific PUDs. No inherent right exists to receive a PUD; such Ordinances are a special privilege granted by the City under a specific set of circumstances and conditions, and each application and situation is unique. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures, occasionally substantial, may be necessary to mitigate the impact of the proposed development. In other situations, no set of conditions would be sufficient to approve an application, even though the same request in another location might be approved. As part of a PUD, the City may permit additional uses and alter the standards set forth herein.

PETITION OVERVIEW:

The proposed development will include a new office building, approximately forty-five thousand square feet (45,000 sq. ft.) in size, and a stand-alone carwash with associated stacking, parking and landscaping. The carwash will be used as their primary training location for employees and the office building will include their new headquarters and a research & development center.

The Petitioner is requesting alternative standards from the following UDO Sections. Please reference the full PUD Ordinance Draft for more details.

- **Accessory Structure/Trash Receptacles/Vacuum Stations** – Requesting accessory structures be allowed closer to ROW than primary structure.
- **Architecture** – Shall be sustainably similar to Architectural Exhibit within PUD. Architecture was approved by the PUD Committee on June 5, 2019.
- **Pedestrian Connectivity** – Will be provided as shown on the concept plan. Connections will be provided between the office building and carwash and the perimeter sidewalk.
- **Landscaping** – Will be provided as shown on the concept plan.
- **Parking / Stacking** –The parking lot design shall be as generally shown on the Concept Plan. A technical review will be completed by the Technical Advisory Committee (TAC) at which time Engineering items such as entrance/exit widths will be reviewed for compliance with City standards.

PLAN COMMISSION:

Plan Commission met on June 5, 2019 and sent a favorable recommendation to City Council by a vote of 8 to 0 to approve the rezone request with the following conditions:

- Additional perimeter landscaping, medium height, shall be provided along the south private drive to help screen

vacuum stations.

- Stacking shall occur on-site, not within the ROW and the petitioner shall work with staff to address this in the PUD Ordinance.

The petitioner has addressed both conditions in the final version presented before you today.

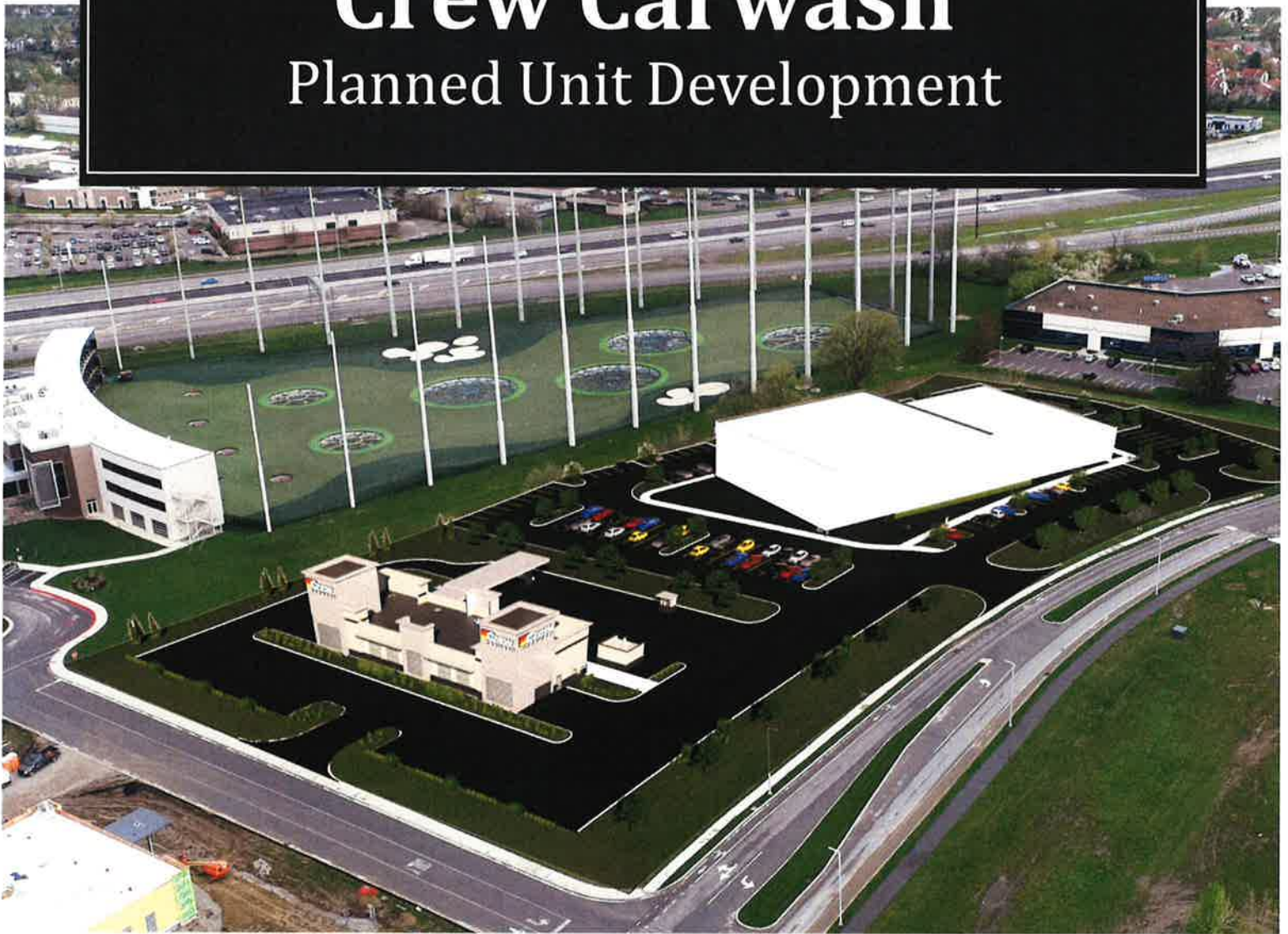
STAFF COMMENTS:

Staff is supportive of the proposed rezone for Crew Carwash PUD. The subject property is identified as a special study area in the 2040 Comprehensive Plan. Staff believes the proposed use is a creative approach to an office headquarters and provides a nice transition between the Regional Center and Employment Node districts in this area. Staff believes the proposed development also supports the overall vision of the City of Fishers. Staff recommends City Council approve the rezone request as presented.

- ATTACHMENTS:**
- 1) Petitioner's Packet
 - 2) Zoning Map
 - 3) Ordinance

Crew Carwash

Planned Unit Development



PRESENTED BY
STEVEN D. HARDIN, ESQ.
**FAEGRE BAKER
DANIELS**

City Council | June 17, 2019

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CREW CARWASH PUD



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Applicant:

Crew Carwash, Inc.

**Bill Dahm,
CEO**

**Billy Schaming,
President and COO**

**Sally Dahm Grant,
Executive Vice President**

**Justin Furr,
Director of Real Estate**

**10251 Hague Road
Fishers, Indiana**

Attorney:

**Steven D. Hardin, Esq.
Mark R. Leach, Land Use Planner**

**Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600
Indianapolis, IN 46240**

Telephone: 317.569.9600

TAB 1

EXECUTIVE SUMMARY

CREW CARWASH PUD



For over 70 years, Crew Carwash, Inc. (“Crew”) has been providing clean, fast, and friendly service to the people of Indiana. On June 1, 1948, Joe Dahm opened Indiana’s first automated carwash in Fort Wayne. Since then, the Dahm family has built a thriving multi-generational family business, which has been headquartered in Fishers for over fifteen years at 10251 Hague Road. Despite being headquartered in Fishers, Crew currently has no locations within the City.

Currently, to be served by Crew, the large percentage of Fishers residents who live east of Cumberland Road must travel out of their way to Noblesville north on Olio Road (Exit 210) or to Indianapolis by exiting and then re-entering the interstate (96th Street & Hague Road) or to downtown Carmel (Rangeline Road just north of 116th Street). For years, Crew has looked for a location between I-69 and Olio Road along 116th Street to serve these residents in a location that is both convenient for the residents’ normal driving patterns and compatible with the adjacent development.

Crew is pleased to present its plans for its new corporate headquarters and first carwash location in Fishers near the north west corner of 116th Street and Exit Five Parkway. Crew’s proposed development represents a \$15 Million+ investment in the community. The 5.3 +/- acre site (the “Real Estate”) is located directly east of Top Golf and north of the under-construction Riverview Health facility, as shown on the aerial location map at Tab 3. As shown on the proposed concept plan at Tab 4, Crew proposes to build its new corporate headquarters (approximately 45,000 sf.) on the north end of the Real Estate and the carwash on the south end of the Real Estate. The illustrative renderings and elevations of the carwash are included at Tab 5, and the landscaping plan is shown at Tab 6. Once the plans are completed for the headquarters building, then Crew will return to the PUD Committee for review and approval of that building.

If approved, then Crew expects to begin construction on the carwash later this year and to begin construction on the corporate headquarters in 2020.

PUD Committee Review and Recommendation:

The City’s PUD Committee, at its June 5, 2019, meeting, reviewed the proposed plans and then voted unanimously to recommend approval of the plans, with the conditions that medium-height landscaping be added south of the vacuum stations and that language be added into the PUD Ordinance stating that vehicle stacking shall be contained within the Real Estate.

Plan Commission Update:

On June 5, 2019, the Plan Commission held the public hearing on this proposal. No remonstrance was made, and, after conducting the public hearing, the Plan Commission voted unanimously to forward the proposed PUD Ordinance to the City Council with a favorable recommendation along with the same conditions as the PUD Committee recommended.

Crew has updated their landscaping plans and PUD Ordinance in compliance with the requested conditions.

Thank you for your consideration.

TAB 2

ABOUT CREW CARWASH

CREW CARWASH PUD



Back in 1948, with great foresight and a nod to innovation, founders Joe and Ed Dahm opened Indiana's first automated carwash, Mike's Minit Man. At the time, just 18 carwashes were operating in the United States.

Still owned by the Dahm Family, Crew Carwash continues to grow and innovate to deliver on our brand promise to provide our customers with "Clean, fast and friendly" service – every day. Our carwashes feature

the most advanced technology available, specially formulated detergents, soft cloth, computer-controlled equipment and our special touchless hot air dryers. In addition, we utilize 40% recycled water and 60% fresh water due to our water reclamation systems that allow us to filter, clean and re-use some of the water in our wash process.



Crew Carwash has opened over 31 locations throughout Indiana as an Indiana based, multi-generational family business built to last. We have been headquartered in Fishers for over fifteen years and employ over 850 team members, 60 of which are Fishers residents. The name Crew honors our

dedicated and talented crew members who work hard to earn our customer's trust and keep them coming back. We know that next to a home, a vehicle is likely one of the largest investments made – and caring for it safely is a privilege we do not take lightly.

As a community-based company, Crew believes in giving back to the communities in which we operate. We support the local community through our fundraising program, large-scale community events and local business partnerships. In fact, we donate over \$900,000 annually through our fundraising and community partnerships. We support over 300 local organizations with our reputable and successful fundraising program that allows non-profit organizations to receive up to 50% of the proceeds. We have partnered with organizations such as Peyton Manning Children's Hospital, Big Brother Big Sisters, Gleaners Food Bank and Boys and Girls Clubs.

In addition to supporting our community, we also support our team members. Crew Carwash employees receive hours of on-site and classroom training that helps them develop the skills, knowledge and attitude that inspire great customer service. In addition, Crew provides over \$140,000 in college education assistance and help our eligible team members pay back over \$100,000 in student loans on an annual basis. We have been recognized as a top workplace by the Indianapolis Star, Indiana Chamber of Commerce and the Wall Street Journal.

For over 70 years, we've held fast to one goal - delivering a clean, quick carwash, every time, with a smile to the customer. As our founder, Joe Dahm often reminds us, we're really in the people business. We just happen to wash cars. And, we believe much of our success stems directly from treating our boss, the customer, to the best possible experience every time they visit.

TAB 3

AERIAL LOCATION MAP

CREW CARWASH PUD

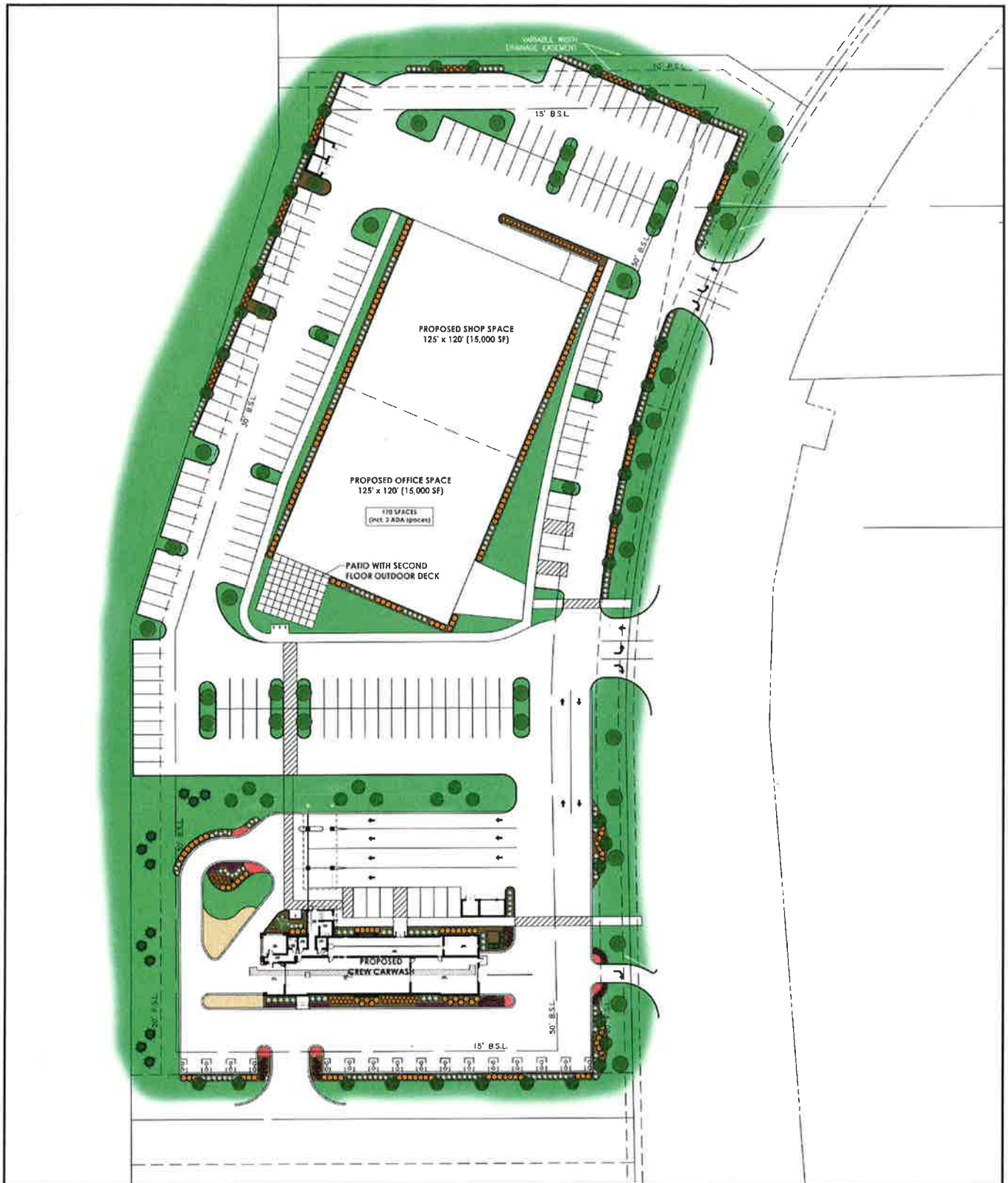


 REAL ESTATE

TAB 4

CONCEPT PLAN

CREW CARWASH PUD



TAB 5

ILLUSTRATIVE RENDERINGS AND ELEVATIONS

CREW CARWASH PUD



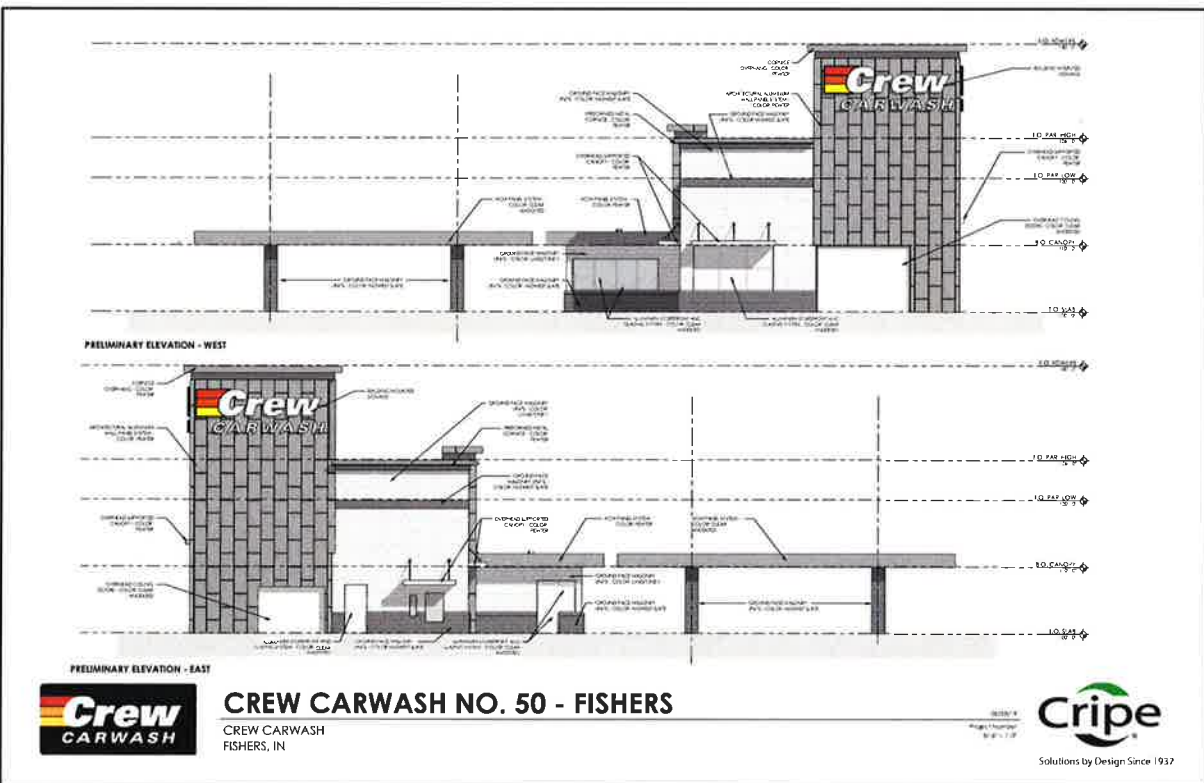
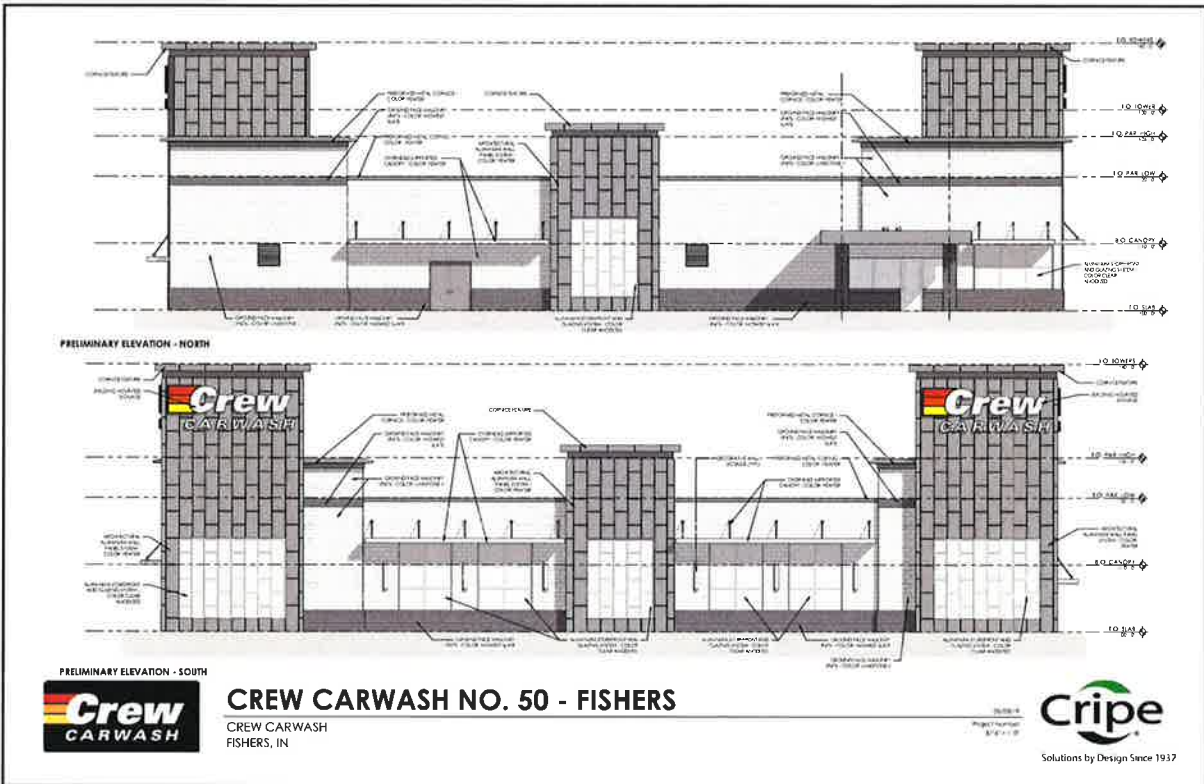
ILLUSTRATIVE RENDERINGS AND ELEVATIONS

CREW CARWASH PUD



ILLUSTRATIVE RENDERINGS AND ELEVATIONS

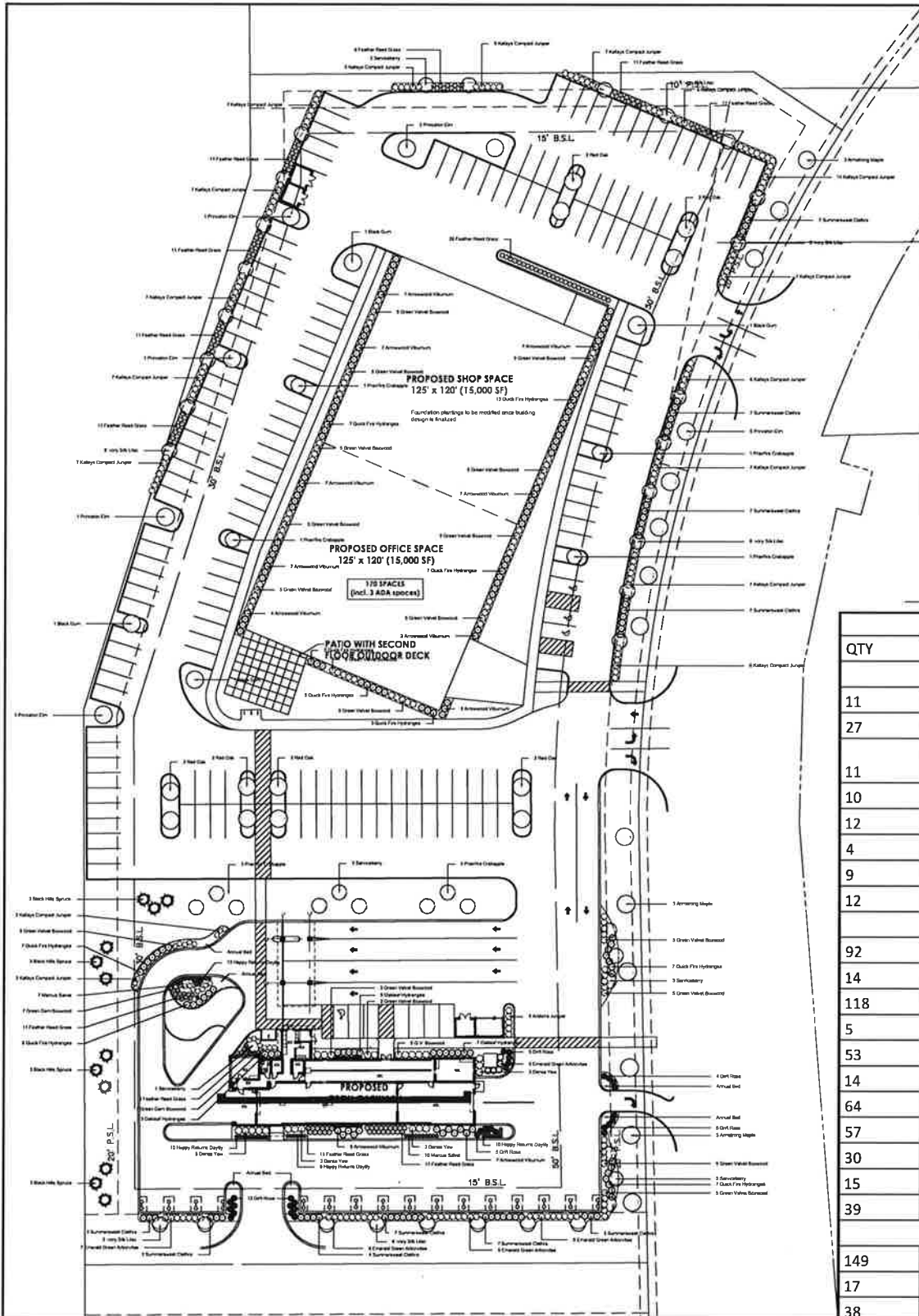
CREW CARWASH PUD



TAB 6

LANDSCAPE PLAN

CREW CARWASH PUD



Plant Schedule	
QTY	Common Name
Trees	
11	Princeton Elm
27	Ivory Silk Lilac
11	Autumn Brilliance Serviceberry
10	Prairiefire Crabapple
12	Black Hills Spruce
4	Black Gum
9	Armstrong Maple
12	Red Oak
Shrubs	
92	Green Velvet Boxwood
14	Green Gem Boxwood
118	Kallays Compact Juniper
5	Andorra Juniper
53	Summersweet Clethra
14	Dense Yew
64	Arrowwod Viburnum
57	Quick Fire Hydrangea
30	Red Drift Rose
15	Oakleaf Hydrangea
39	Emerald Green Arborvitae
Grasses/Perennials	
149	Feather Reed Grass
17	Marcus Salvia
38	Happy Returns Daylily

TAB 7



2019

CREW CARWASH PUD



Planning & Zoning Department

City of Fishers

Ordinance 061719C

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

A. Declaration

- 1. Ordinance No. 061719C (this "Ordinance")
- 2. Adopted: _____

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, 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 Section 1.9 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development (PUD), and that said PUD zoning district shall hereafter be known as the " Crew Carwash PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and its exhibits 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. All previous PUD Ordinances, and amendments thereto, applicable to the Real Estate are hereby repealed.

C. Applicability

The standards of the UDO applicable to the C3 Commercial District shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Chapter" cross-references of this Ordinance shall hereafter refer to the Chapter section

as specified and referenced in the UDO. "Article" cross-references of this Ordinance shall hereafter refer to the Article section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein 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.: *Introductory Provisions: Transition Rules* also shall apply to any such amendments.

D. Allowed Uses

- 1. All uses listed under **C3** in *Sec. 5.1.5. Permitted Use Table* shall be allowed in Area A of the Real Estate (as shown on the Concept Plan). The following C3 uses shall be prohibited:
 - Vehicle Sales/rentals
 - Vehicle Repair (minor/major/commercial vehicle)
- 2. All uses listed under **C1** in *Sec. 5.1.5 Permitted Use Table* shall be allowed in Area B of the Real Estate (as shown on the Concept Plan). In addition, research and development, fabrication, assembly, repair and servicing of business machinery and equipment and related uses shall be allowed in Area B of the Real Estate.
- 3. In addition, any applicable use standard as set forth in *Chapter 5: Use Regulations* shall also apply.

1.2. Concept Plan

The Concept Plan, attached hereto as "Exhibit A" is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that the Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the

Crew Carwash PUD

2019

"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 Crew Carwash 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.

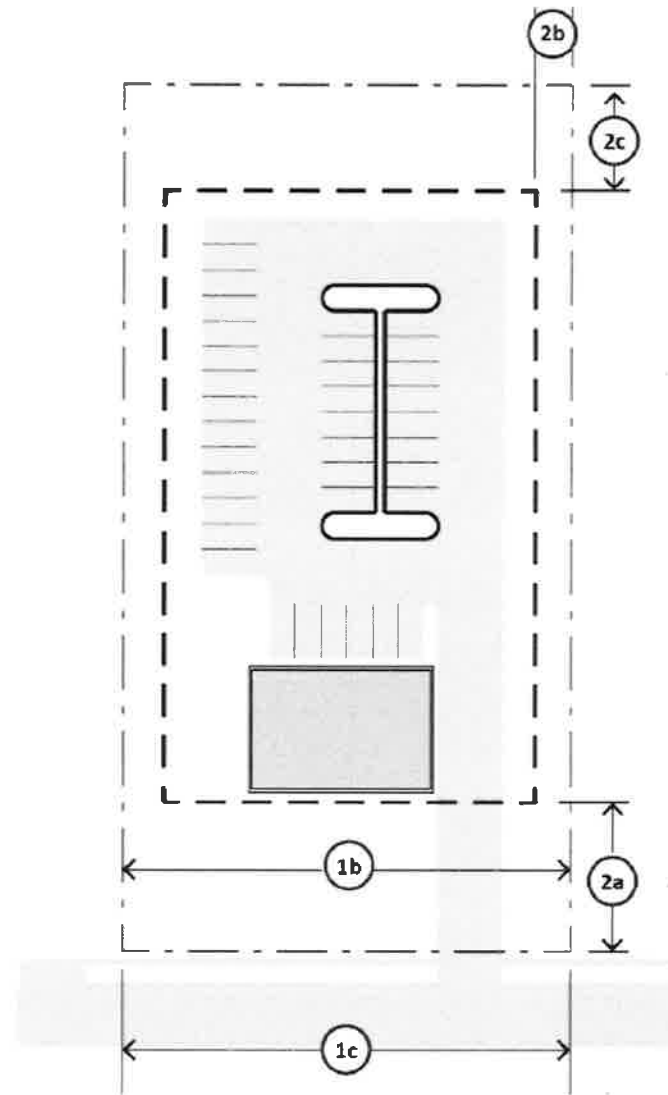
1.3. Zoning Districts Standards

A. Cross Reference

The regulations of *Chapter 3. Zoning Districts* shall apply, except as modified by this Ordinance.

B. Development Standards: *Sec. 3.3.3 C3 Commercial District* shall apply, except as modified below.

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage	200'
2. Minimum Building Setbacks	
2a. Front ¹	50'
2b. Side/aggregate	15' / 30'
2c. Rear ²	30'
2d. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	65'
3b. Adjacent to residential zones or uses	35'
4. Building Floor Area	
4a. Main floor area (min)	n/a
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	80%
Notes:	
1. Additional buffer yard requirements may apply	
2. Minimum rear setback for trash receptacles	15'



1.4. Development Standards

A. Cross Reference

The regulations of *Chapter 6. Development Standards* shall apply, except as modified below.

B. General Provisions: Shall apply.

C. Accessory Structure Standards: Shall apply, as amended below:

(1) *Section 6.2.6. Mechanical & Utility Equipment:* Vacuums shall be permitted to be located as generally shown on "Exhibit D". Vacuums shall be permitted to be screened by the landscaping as generally shown on "Exhibit E".

(2) *Section 6.2.8.A. Trash Receptacles:* Shall be permitted to be located as generally shown on "Exhibit D".

(3) An enclosed storage structure shall be permitted to be located immediately adjacent to the trash receptacle enclosure, as generally shown on "Exhibit D".

D. Architectural Design Standards: Shall not apply; instead, the Illustrative Architectural Exhibit, attached hereto as "Exhibit B", is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the carwash building constructed on the Real Estate. The final building design may vary from the Illustrative Architectural Exhibit; however, the carwash building shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit. Additionally, the office building, as shown on the Concept Plan, shall be reviewed for compliance with the applicable standards and approved by the PUD Committee prior to the issuance of a building permit for the building.

E. Entrances & Driveways: Shall apply.

F. Exterior Lighting Standards: Shall apply.

G. Height Standards: Shall apply.

H. Landscaping Standards: Shall not apply. Instead, landscaping shall be provided as shown generally on the Landscape Plan, attached hereto as "Exhibit E".

I. Lot Standards: Shall apply.

J. Outdoor Display & Storage Standards: Shall apply, as amended below:

(1) *Section 6.9.4.G. Outdoor Sale Displays; Vending Machines:* Vending machines shall be permitted to be located as generally shown on "Exhibit D", and screening of vending machines shall not apply.

K. Parking & Loading Standards: Shall apply, as amended below:

(1) Parking shall be provided as shown generally on the Concept Plan, attached hereto as "Exhibit A".

(2) *Section 6.10.3.B.3. Parking Lot Design; Location of Parking:* Shall not apply. Instead, parking and perimeter parking lot landscaping shall be provided as shown generally on the Landscape Plan, attached hereto as "Exhibit E".

(3) *Section 6.10.4.C.1. Parking Area Landscaping; Perimeter Islands:* Shall apply, however, the perimeter islands may be located as shown generally on the Landscape Plan, attached hereto as "Exhibit E".

(4) *Section 6.10.7. Additional Parking Provisions:* Vehicle stacking shall be contained within the Real Estate.

L. Pedestrian Accessibility Standards: Shall apply, as amended below:

(1) *Section 6.11.3.C. Non-Residential; Sidewalks Adjacent to the Building:* Shall not apply. Instead, sidewalks and adjacent planting beds shall be provided as generally shown on the Concept Plan and subject to the final design of the office building.

M. Permitted Nonresidential Structure Standards: Shall apply.

N. Property Identification Standards: Shall apply.

O. Public Art Standards: Shall apply.

P. Setback Standards: Shall apply, except as noted elsewhere in this PUD Ordinance.

Q. Signage Standards: Shall apply; however, a comprehensive sign package may be submitted for review and approval to the PUD Committee or Mayor or Mayor's Designee that may vary from the sign code as long as it is in keeping with the quality and character of the proposed development. In addition, street frontage, for the purposes of

wall signs, shall include public/private streets, access drives, drive aisles, and parking lots.

- R. **Wall & Fence Standards:** Shall apply.
- S. **Water & Sewer Standards:** Shall apply.
- T. **Vision Clearance Standards:** Shall apply.

1.5. Planned Unit Development Design Standards

- A. **Cross Reference:** The regulations of *Chapter 8. Subdivision and Planned Unit Development Design Standards* shall apply, except as modified below.
- B. **General Provisions:** Shall apply.
- C. **Block, Lot & Access Standards:** Shall apply.
- D. **Street & Alley Standards:** Shall apply.
- E. **Open Space, Common Area & Amenity Standards:** Shall not apply as long as an open space, such as an outdoor patio/seating area, is provided within the Real Estate and a program for public art is provided to and reasonably approved by the Director.
- F. **Other Design Standards:** Shall apply.

1.6. Floodplain Standards for Real Estate

- A. **Cross Reference:** The regulations of *Chapter 9. Floodplain Standards* shall apply, except as modified below.
- B. **Floodplain Standards:** shall apply.

1.7. Procedures

The procedures set forth in *Chapter 10. Procedures and Permits* shall apply. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.

If applicable: (1) the Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for review pursuant to *Section 10.1.2.*

Summary of Review Authority; and (2) prior to the Committee's review, the Mayor or Mayor's Designee shall review each building's preliminary architectural plan (e.g., elevations, roof plan, floor plan, and rendering) and approve such plan based upon compliance with the development and design standards set forth herein.

The Committee, if applicable, and the Mayor or Mayor's Designee shall have discretion and flexibility to consider and approve modifications pertaining to any development and design standards established or referenced by this Ordinance if the Committee or Mayor or Mayor's Designee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.

1.8. Real Estate

See "Exhibit C" attached hereto.

1.9. Adoption

I hereby certify that the foregoing ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this _____ day of _____, 2019.

Crew Carwash PUD

2019

The Common Council of the City of Fishers, Hamilton County, Indiana

Mayor's Approval

AYE

NAY

Richard W. Block,

President

Eric Moeller,

Vice President

David George,

Member

C. Pete Peterson,

Member

John Weingardt,

Member

Cecilia C. Coble,

Member

Brad DeReamer,

Member

Selina M. Stoller,

Member

Todd Zimmerman,

Member

Scott A. Fadness, Mayor

Date

Mayor's Veto

Scott A. Fadness, Mayor

Date

Approved by: Chris Greisl, City of Fishers, City Attorney

This instrument prepared by:

Steven D. Hardin, Esq.

Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600,
Indianapolis, Indiana 46240. (317) 569-9600

In accordance with Indiana Code, 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: Mark R. Leach

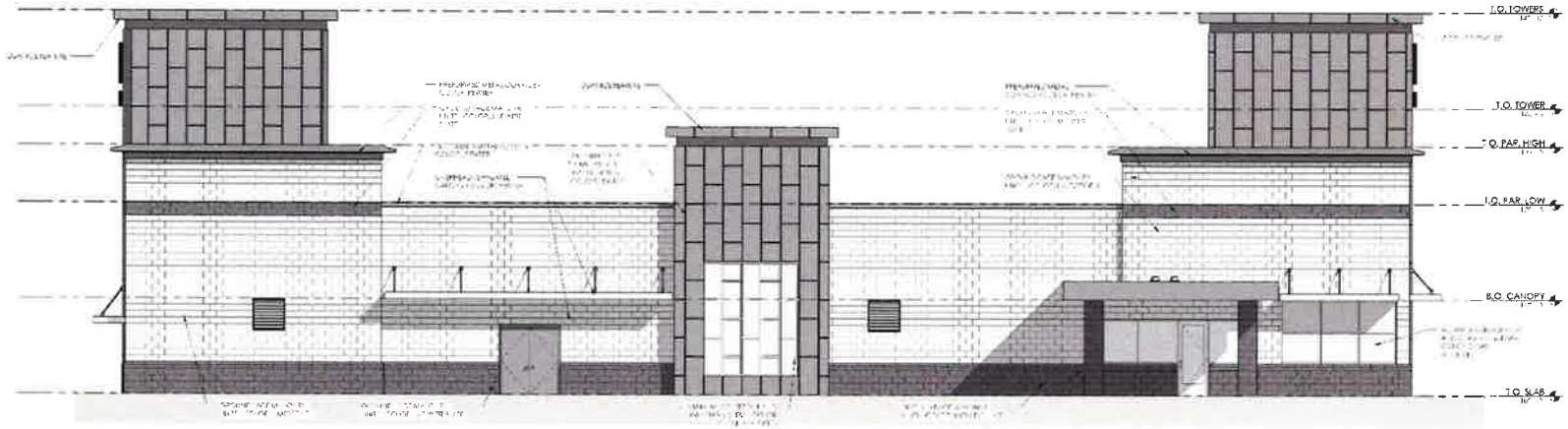
I hereby certify that the foregoing Ordinance was delivered to City of Fishers
Mayor Scott Fadness on the _____ day of _____ 2019,
at _____m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

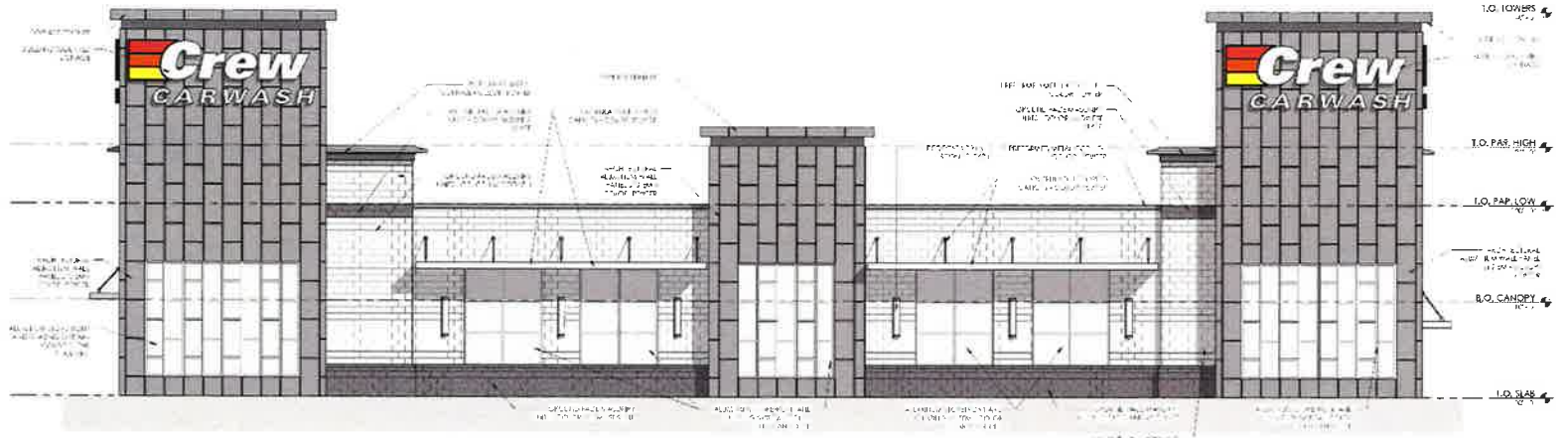
“Exhibit A” - Concept Plan



“Exhibit B” - Illustrative Architectural Exhibit



PRELIMINARY ELEVATION - NORTH



PRELIMINARY ELEVATION - SOUTH

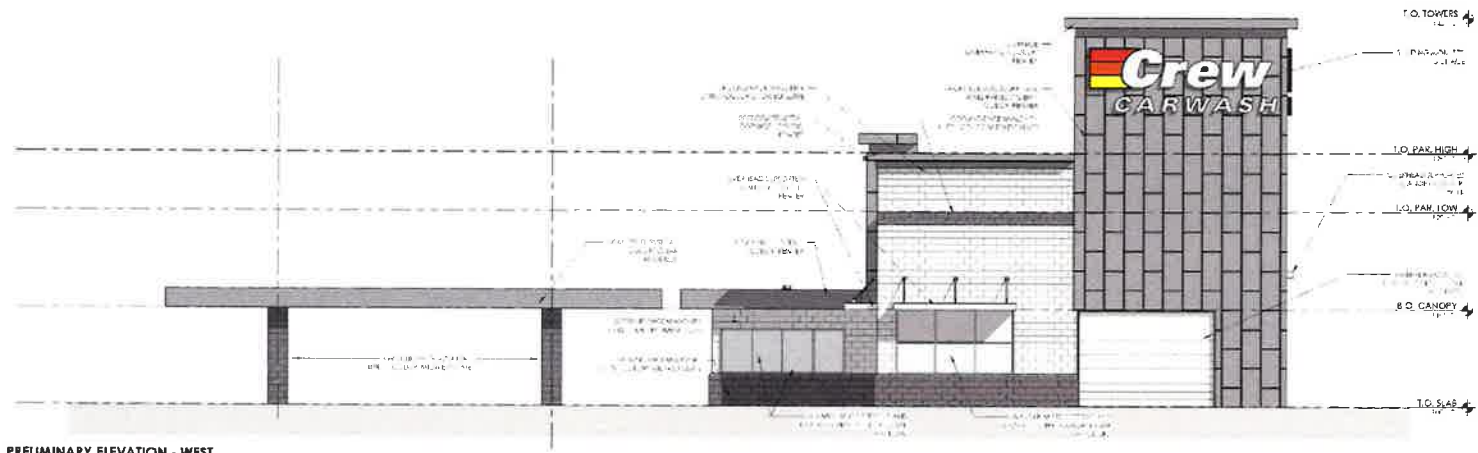


CREW CARWASH NO. 50 - FISHERS
 CREW CARWASH
 FISHERS, IN

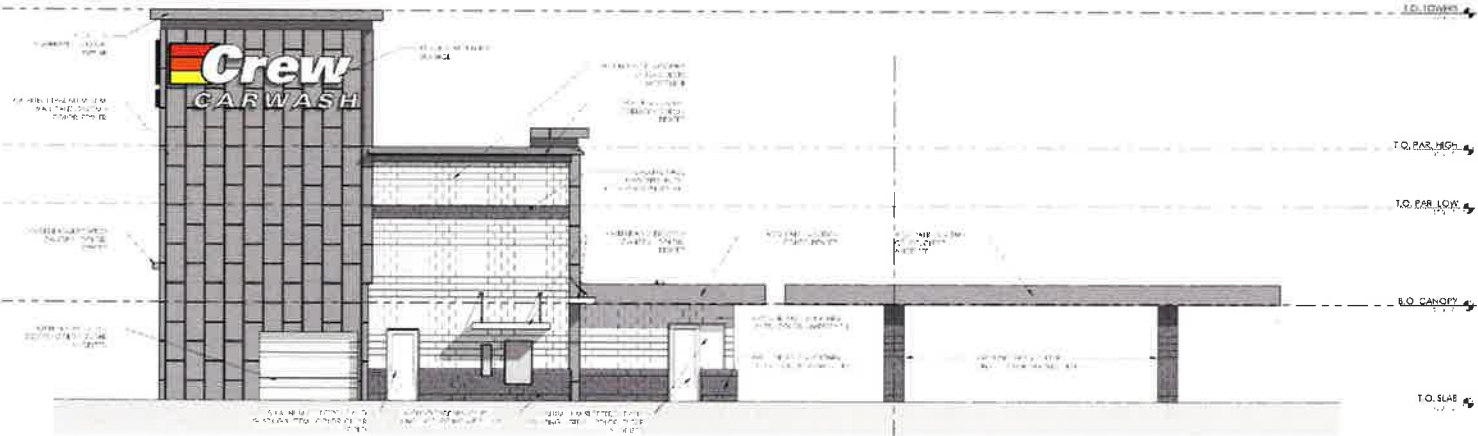
05/03/19
 Project Number
 3116 - 1 C

Solutions by Design Since 1937

“Exhibit B” - Illustrative Architectural Exhibit



PRELIMINARY ELEVATION - WEST



PRELIMINARY ELEVATION - EAST

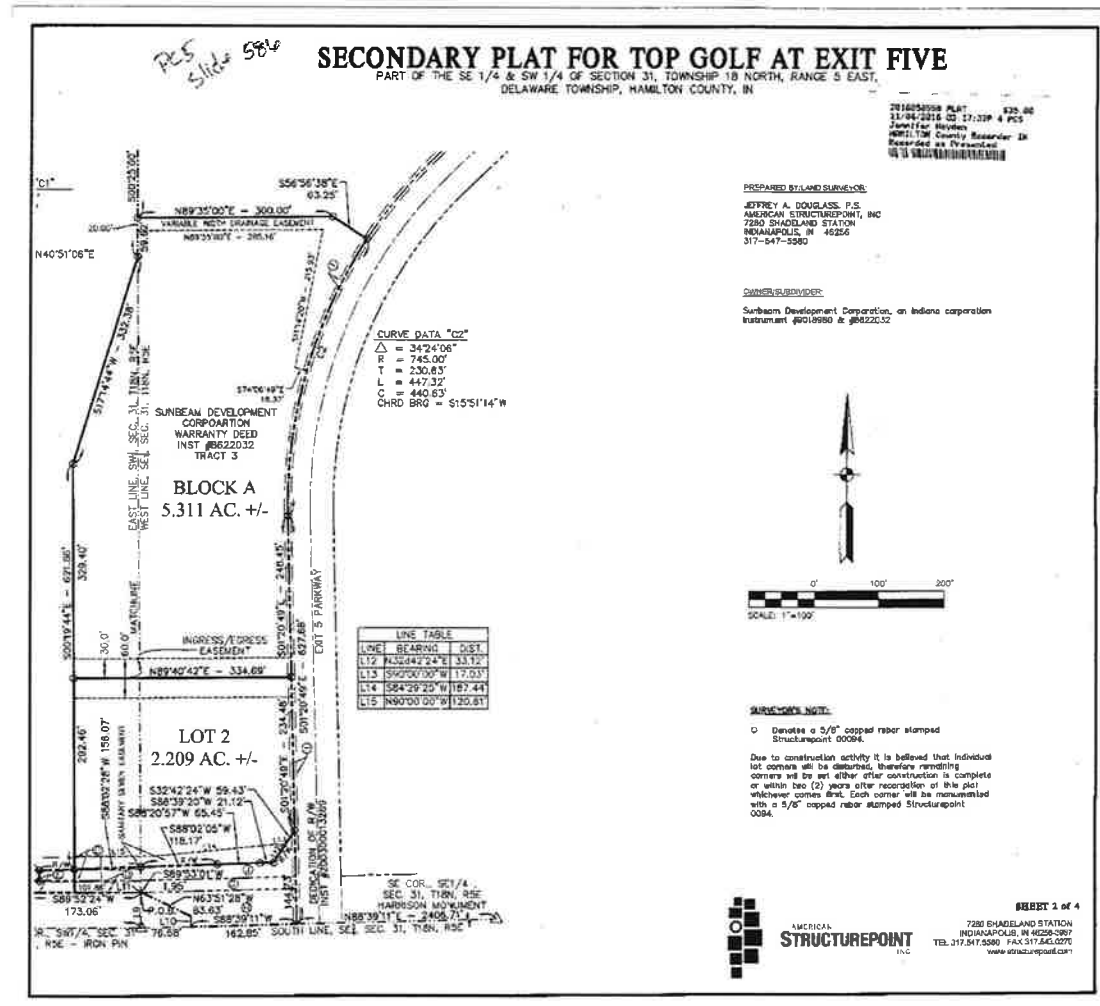


CREW CARWASH NO. 50 - FISHERS
CREW CARWASH
FISHERS, IN

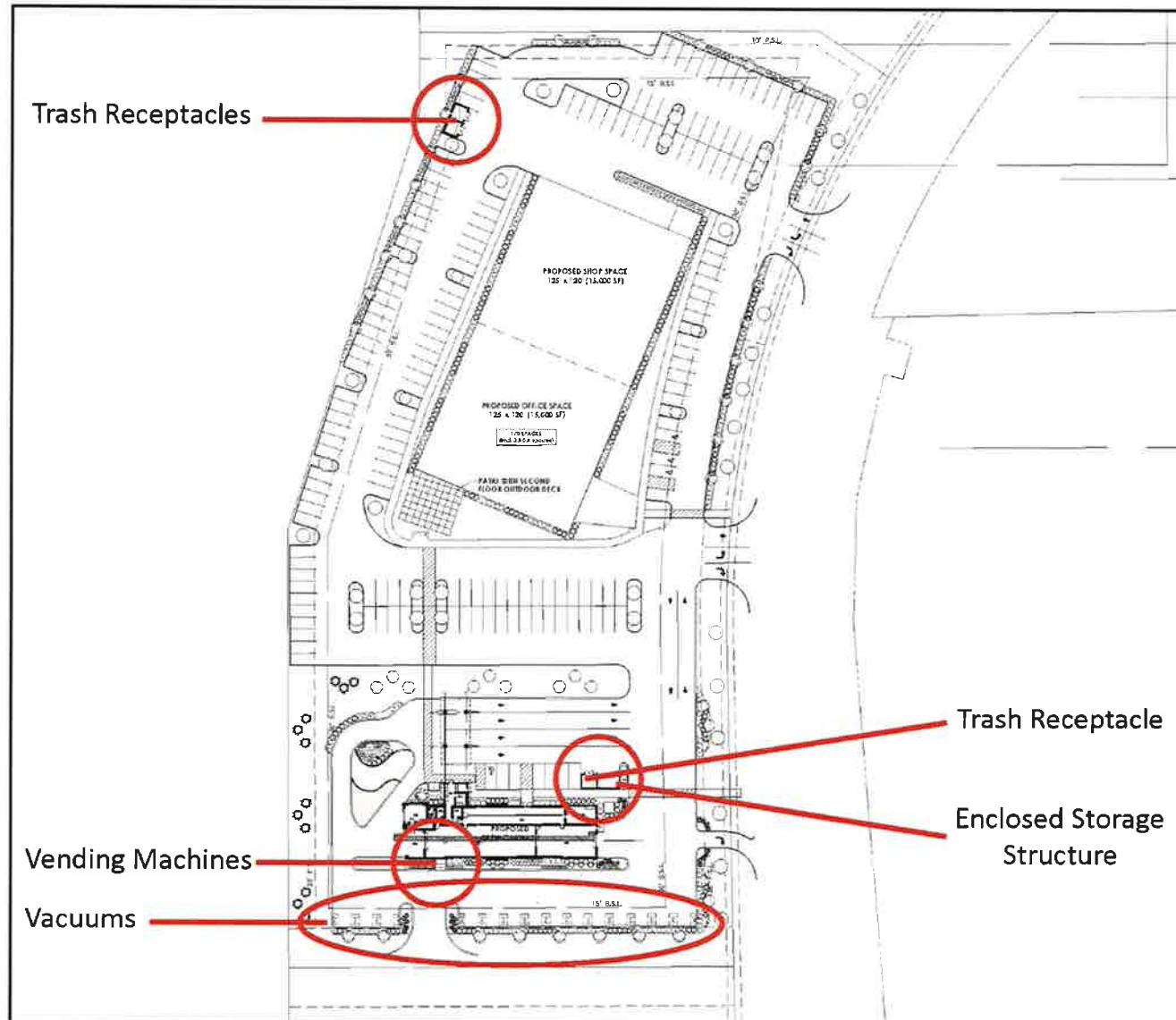


"Exhibit C" - Real Estate

Block A as shown on the Secondary Plat for Top Golf at Exit Five consisting of 5.311 Acres +/-, recorded as Instrument No. 2016058558 in Plat Cabinet 5, Slide 586 in the Office of the recorder of Hamilton County, Indiana.

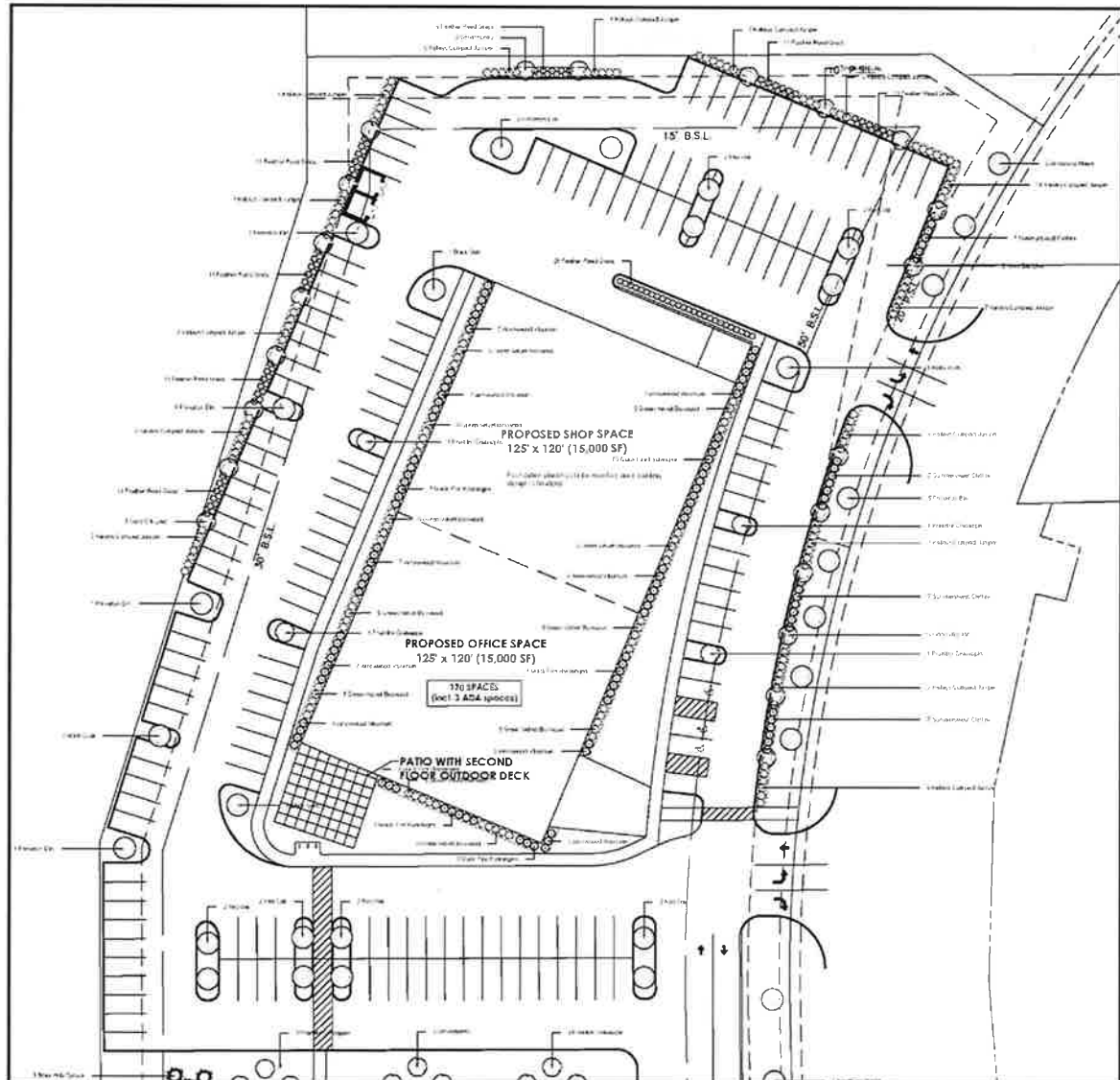


“Exhibit D” –

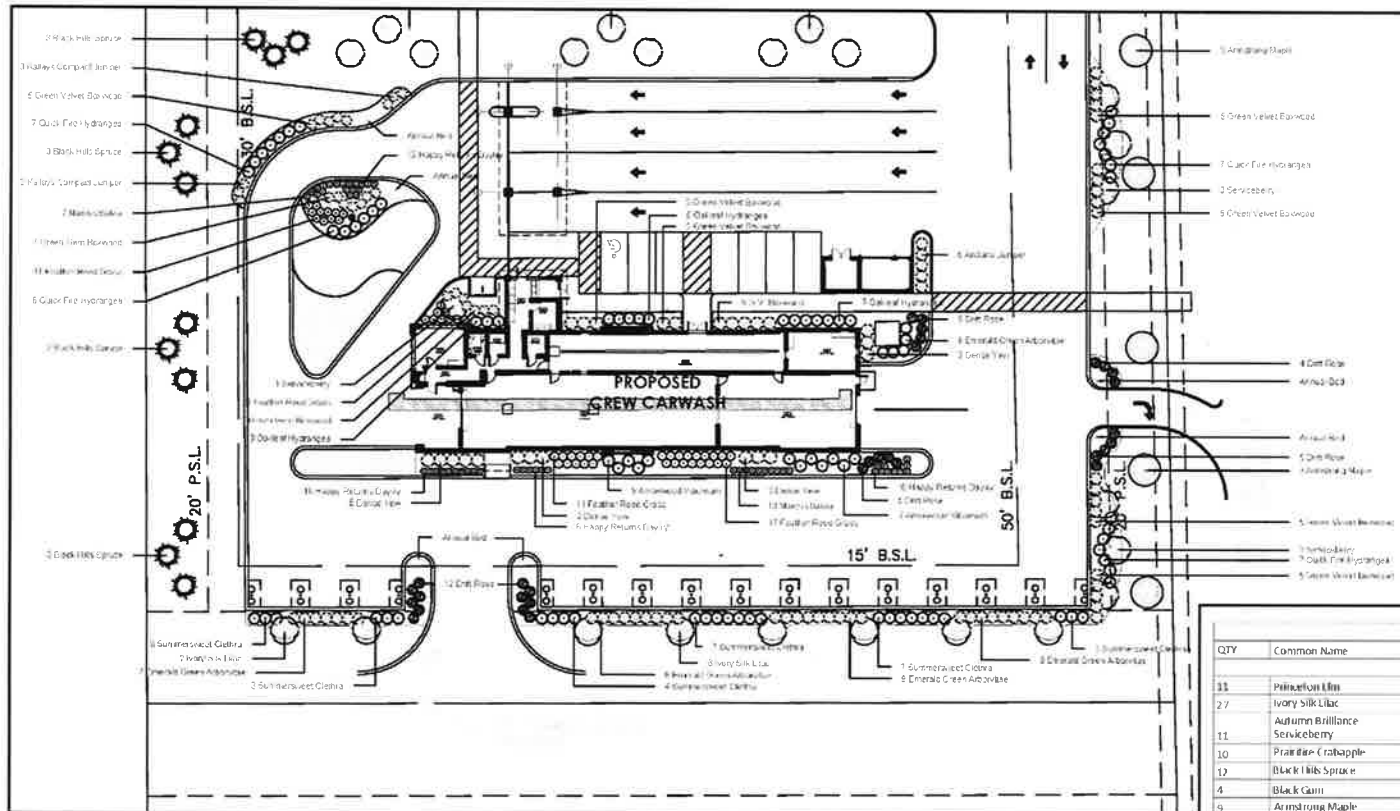


“Exhibit E” - Landscape Plan

QTY	Common Name	Plant Schedule Botanical Name	Size
Trees			
11	Princeton Elm	<i>Ulmus Americana 'Princeton'</i>	2.5'
27	Ivory Silk Lilac	<i>Syringa reticulata 'Ivory Silk'</i>	2"
11	Autumn Brilliance Serviceberry	<i>Amelanchier alnifolia 'Autumn Brilliance'</i>	6' Clamp
10	Prairie Fire Crabapple	<i>Malus x 'Prairie Fire'</i>	2"
12	Black Hills spruce	<i>Picea glauca 'Densata'</i>	6'
4	Black Gum	<i>Nyssa sylvatica</i>	2.5"
9	Armstrong Maple	<i>Acer x 'Freemantle Armstrong'</i>	2.5"
17	Red Oak	<i>Quercus rubra</i>	2.5"
Shrubs			
92	Green Velvet Boxwood	<i>Buxus x 'Green Velvet'</i>	3 g
14	Green Gem Boxwood	<i>Buxus x 'Green Gem'</i>	3 g
118	Kalloy's Compact Juniper	<i>Juniperus x media 'Kalloy's Compact'</i>	3 g
5	Andorra Juniper	<i>Juniperus 'Andorra Compacta'</i>	3 g
53	Summersweet Clethra	<i>Clethra alnifolia 'Sateen Candles'</i>	3 g
34	Dense Yew	<i>Taxus x media 'Densiformis'</i>	3 g
64	Almond Viburnum	<i>Viburnum dentatum 'Christm'</i>	3 g
52	Quick Fire Hydrangea	<i>Hydrangea paniculata 'Dink'</i>	3 g
10	Red Bell Rose	<i>Rosa 'Meigalpio'</i>	3 g
15	Cuddled Hydrangea	<i>Hydrangea quercifolia 'Ruby Slippers'</i>	3 g
39	Emerald Green Arborvitae	<i>Thuja occidentalis 'Sintago'</i>	6'
Grasses/Perennials			
149	Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	3 g
12	Marius Salvia	<i>Salvia nemorosa 'Marius'</i>	3 g
26	Happy Returns Daylily	<i>Heimerocallis x 'Happy Returns'</i>	3 g



"Exhibit E" - Landscape Plan



Plant Schedule			
QTY	Common Name	Botanical Name	Size
Trees			
11	Pine/Son Elm	Ulmus americana 'Pine/Son'	2.5"
27	Ivory Silk Lilac	Syringa reticulata 'Ivory Silk'	2"
11	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	6" Clamp
10	Prairie-Cornucopia	Aster x 'Prairie-Cornucopia'	2"
12	Black Hills Spruce	Picea glauca 'Densata'	6"
4	Black Gum	Nyssa sylvatica	2.5"
9	Armstrong Maple	Acer x freemanii 'Armstrong'	2.5"
12	Red Oak	Quercus rubra	2.5"
Shrubs			
90	Green Velvet Boxwood	Buxus 'Green Velvet'	3 g
14	Green Gem Boxwood	Buxus 'Green Gem'	3 g
128	Kalloy Compact Juniper	Juniperus x media 'Kalloy's Compact'	3 g
5	Andorra Juniper	Juniperus 'Andorra Compact'	3 g
53	Summer Snowflake Caltha	Caltha amiloides 'Summer Snowflake'	3 g
14	Dense Yew	Taxus x media 'Densata'	3 g
64	Aeropond Viburnum	Viburnum dentatum 'Aeropond'	3 g
57	Quick Fire Hydrangea	Hydrangea paniculata 'Bulk'	3 g
30	Red Drift Rose	Rosa 'Meigelpai'	3 g
15	Calical Hydrangea	Hydrangea quercifolia 'Ruby Slippers'	3 g
39	Emerald Green Arborvitae	Thuja occidentalis 'Emerald'	6"
Grasses/Perennials			
169	Trillium Reed Grass	Calamagrostis x aetiflora 'Karl Foerster'	3 g
17	Mirrored Salvia	Salvia nemorosa 'Mirrored'	1 g
38	Happy Returns Euply	Hemerocallis x 'Happy Returns'	1 g



CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Megan Schaefer, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 595-3213

DOCKET NUMBER:

RZ-19-8

PETITIONER/PROPERTY OWNER:

Faegre Baker Daniels, LLP on behalf of Crew Carwash

MEETING DATE:

JUNE 17, 2019

PROPERTY ADDRESS/LOCATION:

Parcel: 15-11-31-00-14-003.000, generally located on the west side of Exit Five Pkwy, north of 116th St.

SPECIFIC REQUEST: Requesting final approval for a rezone from Employment Node (EN) to PUD for Crew Carwash's new headquarters and stand-alone carwash.

SIZE OF PROPERTY:

5.31 acres

EXISTING ZONING:

Employment Node (EN)

EXISTING LAND USE:

Vacant

PROJECT SUMMARY:

The proposed development will include a new office building, approximately forty-five thousand square feet (45,000 sq. ft.) in size, and a stand-alone carwash with associated stacking, parking and landscaping. The carwash will be used as their primary training location for employees and the office building will include their new headquarters and a research & development center.

LOCATION MAP:



STAFF RECOMMENDATION

<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> APPROVE WITH CONDITIONS	<input type="checkbox"/> DENY	<input type="checkbox"/> CONTINUE
---------------------------------------------	--------------------------------------------------	-------------------------------	-----------------------------------

ATTACHMENTS

SUBMITTED PLANS

AGENCY COMMENTS

PUBLIC COMMENTS

OTHER

PETITION HISTORY:

The subject property was previously a part of the Exit Five Sunbeam PUD Ordinance. In 2016, the property was rezoned to Employment Node (EN) as a part of a City initiative to update the zoning standards in the surrounding area. Crew Carwash now wishes to rezone the property to a site-specific PUD as the current zoning does not permit the proposed use. The EN District allows for site-specific PUDs to allow for greater flexibility as follows:

Employment Node District Ordinance No. 101716C - In order to provide greater flexibility in the development within the District, the City will allow proposals for site specific PUDs. No inherent right exists to receive a PUD; such Ordinances are a special privilege granted by the City under a specific set of circumstances and conditions, and each application and situation is unique. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures, occasionally substantial, may be necessary to mitigate the impact of the proposed development. In other situations, no set of conditions would be sufficient to approve an application, even though the same request in another location might be approved. As part of a PUD, the City may permit additional uses and alter the standards set forth herein.

PETITION OVERVIEW:

The proposed development will include a new office building, approximately forty-five thousand square feet (45,000 sq. ft.) in size, and a stand-alone carwash with associated stacking, parking and landscaping. The carwash will be used as their primary training location for employees and the office building will include their new headquarters and a research & development center.

The Petitioner is requesting alternative standards from the following UDO Sections. Please reference the full PUD Ordinance Draft for more details.

- **Accessory Structure/Trash Receptacles/Vacuum Stations** – Requesting accessory structures be allowed closer to ROW than primary structure.
- **Architecture** – Shall be sustainably similar to Architectural Exhibit within PUD. Architecture was approved by the PUD Committee on June 5, 2019.
- **Pedestrian Connectivity** – Will be provided as shown on the concept plan. Connections will be provided between the office building and carwash and the perimeter sidewalk.
- **Landscaping** – Will be provided as shown on the concept plan.
- **Parking / Stacking** –The parking lot design shall be as generally shown on the Concept Plan. A technical review will be completed by the Technical Advisory Committee (TAC) at which time Engineering items such as entrance/exit widths will be reviewed for compliance with City standards.

PLAN COMMISSION:

Plan Commission met on June 5, 2019 and sent a favorable recommendation to City Council by a vote of 8 to 0 to approve the rezone request with the following conditions:

- Additional perimeter landscaping, medium height, shall be provided along the south private drive to help screen

vacuum stations.

- Stacking shall occur on-site, not within the ROW and the petitioner shall work with staff to address this in the PUD Ordinance.

The petitioner has addressed both conditions in the final version presented before you today.

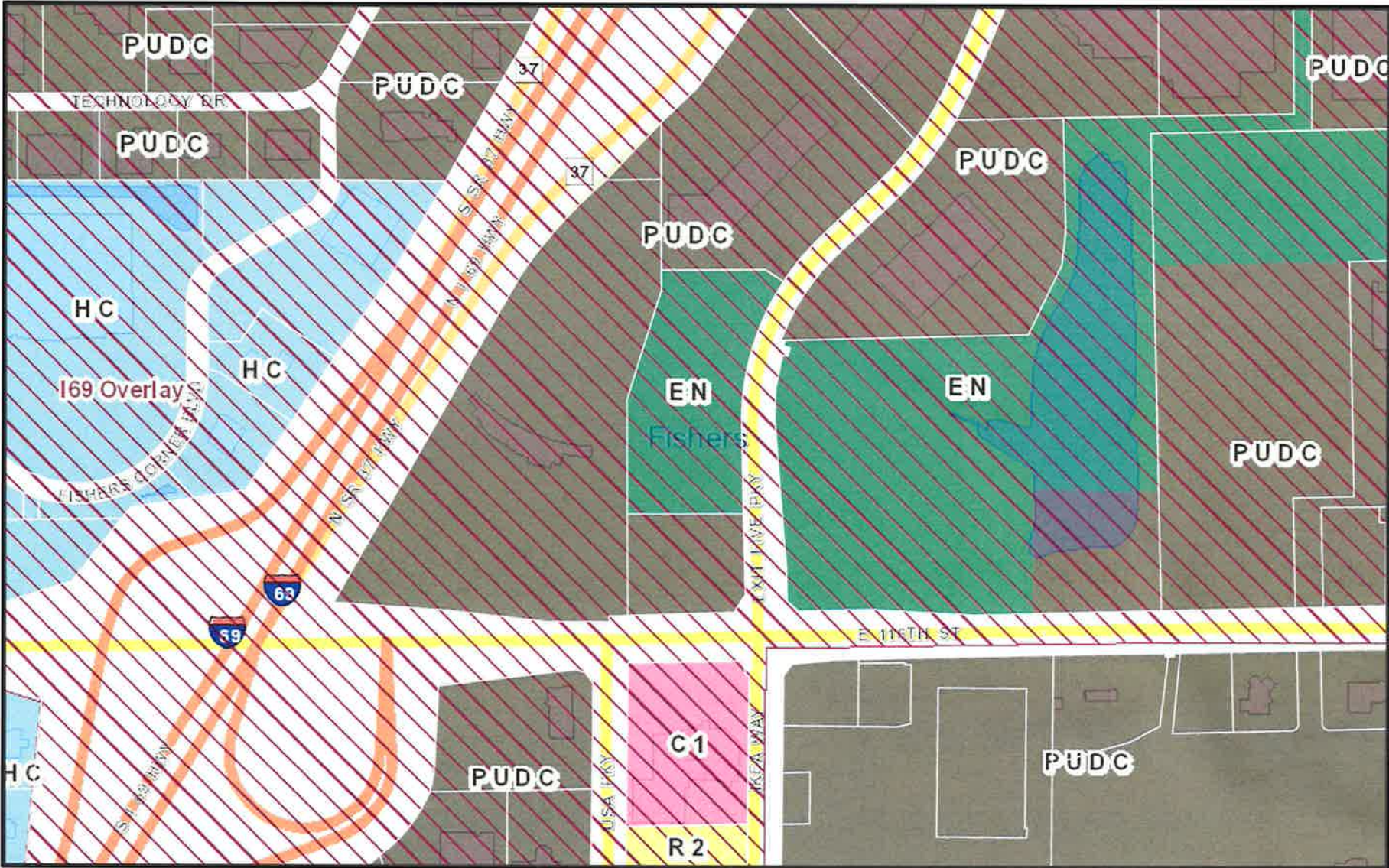
STAFF COMMENTS:

Staff is supportive of the proposed rezone for Crew Carwash PUD. The subject property is identified as a special study area in the 2040 Comprehensive Plan. Staff believes the proposed use is a creative approach to an office headquarters and provides a nice transition between the Regional Center and Employment Node districts in this area. Staff believes the proposed development also supports the overall vision of the City of Fishers. Staff recommends City Council approve the rezone request as presented.

ATTACHMENTS:

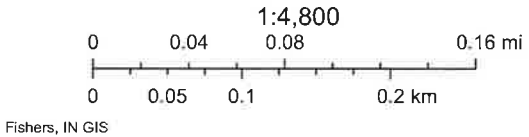
- 1) Petitioner's Packet
- 2) Zoning Map
- 3) Ordinance

Zoning Map



May 29, 2019

<p>Parcels</p> <p> Fishers</p>	<p>Overlays</p> <p> Commercial Use Limits Overlay</p> <p> Exit 10 Overlay</p>	<p> Greenway Overlay</p> <p> I69 Overlay</p>	<p>Zoning</p> <p> AG</p> <p> C1</p> <p> C2</p> <p> C2c</p> <p> C3</p> <p> DC</p> <p> EN</p> <p> ER</p>
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Council Action Form

MEETING DATE	June 17, 2019			
TITLE	Requesting final approval for a rezone from Employment Node (EN) to PUD for Crew Carwash's new headquarters and stand-alone carwash.			
SUBMITTED BY	Name & Title: Megan Schaefer, Planner II, Planning & Zoning Department:			
MEETING TYPE	<input type="checkbox"/> Work Session <input type="checkbox"/> Executive	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading <input checked="" type="checkbox"/> Final Reading
	Ordinance #: 061719C		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>The subject property was previously a part of the Exit Five Sunbeam PUD Ordinance. In 2016, the property was rezoned to Employment Node (EN) as a part of a City initiative to update the zoning standards in the surrounding area. Crew Carwash now wishes to rezone the property to a site-specific PUD as the current zoning does not permit the proposed use.</p> <p>The proposed development will include a new office building, approximately forty-five thousand square feet (45,000 sq. ft.) in size, and a stand-alone carwash with associated stacking, parking and landscaping. The carwash will be used as their primary training location for employees and the office building will include their new headquarters and a research & development center.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	Not Applicable (N/A)
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Approve with conditions
	3.	Deny
	4.	Continue
PROJECT TIMELINE	<p>June 5, 2019 - Public Hearing at Plan Commission June 17, 2019 - Anticipated Final Approval at City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends City Council approve the rezone request as presented.	
SUPPLEMENTAL INFORMATION (List all attached documents)	<ol style="list-style-type: none"> 1. Staff Report 2. Petitioner's Packet 3. Zoning Map 4. Ordinance 	

