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Jennifer Hayden
Hamilton County Recorder IN
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YEAR

2019

CYNTHEANNE MEADOWS PUD

City of Fishers
Planned Unit
Development
Ordinance
No. 091619F

YEAR

2019

CYNTHEANNE MEADOWS PUD

City of Fishers
Planned Unit
Development
Ordinance
No. 091619F

1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration	Purpose and Intent	Permitted Uses
<p>Ordinance No. 091619F (this "Ordinance") Adopted: <u>09/16/2019</u></p> <p>The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. <u>091619F</u> as amended, and the Official Zoning Map of the City of Fishers, Indiana, dated July 20, 2018, as amended, which accompanies and is a part of the Zoning Code of the city of Fishers, Indiana, are hereby amended as follows:</p> <p>The zoning classification of the real estate legally described in Section 1.10 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development District (PUD), and that said PUD zoning district shall hereafter be known as the "Cyntheanne Meadows PUD."</p> <p>Development of the Real Estate shall be governed earlier by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.</p>	<p>The purpose of this PUD is to provide innovative approaches to meet the demands of housing markets; establishment of unique and creative development standards to the real estate which without would not be able to be provide the housing offered under the UDO regulations; and by promoting greater flexibility in applying the UDO to the development of the Real Estate.</p>	<ul style="list-style-type: none"> -Residential Single Family Dwellings and those single family dwellings with "In-Law's Quarters" -Accessory Uses, excluding accessory buildings which are not permitted -Temporary Uses <p>No special exceptions are allowed to be requested</p>

1.02 APPLICABILITY

- A. The PUD is being adopted in accordance to Section 3.4.5 and Section 10.2.16 of the UDO. The standards of the UDO applicable to the R2 *Residential District* shall apply to the development of the Real Estate described in Exhibit A (“Real Estate”), attached hereto and incorporate herein except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references of this Ordinance shall hereafter refer to the *Chapter.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.

1.03 Concept Plan

- A. The Concept Plan, attached hereto as Exhibit B, is hereby incorporated. The Real Estate construction and platting process shall include a Development Plan which shall be substantially consistent with the Concept Plan and shall be revised and approved based upon compliance with the development and design standards set forth herein. The Concept Plan includes Common Areas which contain existing trees and tree lines which are to be protected and maintained in accordance with Section 2.01 of this PUD Ordinance.

1.04 Introductory Provisions, Chapter 1:

- A. Cross References: The regulations of *Chapter1: Introductory Provisions* shall apply, except as modified by this Ordinance.
- B. Building Type Allowed, Section 1.5.2 shall not apply. All primary uses under Article 5.1 other than one (1) and two (2) story single family dwellings with an attached two (2), three (3) or four (4) car garage, built on a basement or crawl space shall not be permitted

1.05 Administration, Chapter 2:

- A. Cross References: The regulations of *Chapter2: Administration* shall apply, except as modified by this Ordinance.

1.06 Zoning Districts, Chapter 3:

- A. Cross References: The regulations of *Chapter3: Zoning Districts* shall apply, except as modified by this Ordinance.
- B. This Ordinance shall be designated the “***Cyntheanne Meadows PUD***” and shall establish the zoning district of the Real Estate as PUD.
- C. The DEVELOPMENT STANDARDS of the PUD shall be as follows:

R1 Residential District Development Standards shall not apply. Instead, the following Development Standards Matrix shall apply:

Lots Permitted	Min. Lot Area	Min Lot Width	Min Lot Frontage	Min Front Setback	Min Side Setback	Min Aggregate Side Setback	Min Rear Setback	Max Impervious Surface Coverage	Min. Living Unit Area	Max. Structure Height
14	17,000 Sq ft	80' at Building Line	50'	25'	3'	20'	25'	45% of the Lot Area	Ranch: 2,200 sq. ft. 2 story: 2,400 sq. ft.	Primary: 35'

Minimum Separation between buildings shall be twenty (20) feet, measured from exterior wall to exterior wall, not including overhangs.

Minimum Living Unit Area shall not include “In-Laws Quarters “ area.

1.07 Overlay Zoning Districts, Chapter 4:

- A. Cross References: The regulations of *Chapter 4: Overlay Zoning Districts* shall apply, except as modified by this Ordinance.

1.08 Use Regulations, Chapter 5:

- A. Cross References: The regulations of *Chapter 5: Use Regulations* shall apply, except as modified by this Ordinance.
- B. All primary uses under Article 5.1 other than one (1) and two (2) story single family dwellings with an attached two (2), three (3) or four (4) car garages, built on a basement or crawl space shall not be permitted. Only one (1) primary structure shall be built on a platted lot with no further dividing of lots permitted. Temporary and Accessory Uses listed under Section 5.1.1 (D) and (E) shall be permitted, except as modified by this PUD Ordinance.
 - a. “In-laws quarters” or “Granny Flats” may be used as accessories to the primary dwelling on the property however shall be attached to and designed and constructed as part of the primary structure and shall not exceed 1200 square feet in living area.
- C. Section 5.7.2 (B) (1) b. Beauty Salon shall not be permitted as a home occupation.
- D. Section 5.7.2 (B) (1) g. Repairing, servicing or refurbishing equipment or parts, including motor vehicles, is not permitted as a home occupation.
- E. Article 5.8 shall not apply. Temporary Uses shall include and be limited to: one (1) model home permit during the time the real estate is being developed into platted lots, subject to the issuance of a Temporary Use Permit; Garage/Yard sales limited to a total of eight (8) days per calendar year per lot without a Temporary use Permit and Event Tents for a private party or event limited to five (5) days per calendar year, per lot without a Temporary Use Permit; and temporary trash receptacles used in the event of remodeling or reconstruction of a dwelling due to fire, flood, wind or act of God, in which case

the receptacle shall only be allowed on the lot for five (5) consecutive days without a Temporary Use Permit and no more than thirty (30) consecutive days with a Temporary Use Permit.

1.09 Development Standards, Chapter 6:

A. Cross References: The regulations of *Chapter 6: Development Standards* shall apply, except as modified by this Ordinance.

B. Accessory Structure Standards Article 6.2 shall apply except as modified below:

(1) Accessory Buildings and above ground pools are not permitted. Temporary or portable basketball goals and other similar temporary or movable sports equipment are not permitted. Basketball goals or courts are permitted if constructed with a permanent foundation and behind the front of the residence. Trampolines are not permitted. Accessory structures such as decorative yard ornaments may be permitted if part of the landscape plan for each lot. No inflatable objects shall be permitted.

(2) Satellite Antenna, Section 6.2.7 shall apply except that no satellite dish shall be mounted above the height of the eave of the highest roof peak; and that not satellite dish shall be located apart from the roof of the primary structure.

C. Architectural Design Standards Article 6.3 (AD) shall apply, except as modified below:

(1) The existing home on Lot 8 shall not be subject to these Architectural Design Standards, however, in no case shall the home be remodeled in a way to reduce the architectural elements that currently exist with the structure. In the event the existing structure on Lot 8 is destroyed or razed, any new dwelling constructed in its place shall comply fully with the standards of this Ordinance.

(2) No used structures shall be permitted to be moved onto any Lot. All new homes shall include architectural components similar to those contained in the Architectural Illustrations attached hereto as Exhibit C, which shall be considered a sampling and general representation of the style of permitted elevations. All homes shall be substantially consistent with the Architectural Illustrations or otherwise comply with the standards set forth in this Ordinance. The Director of Planning and Zoning, including his/her designees, shall review and approve home elevations at the time of filing of the Building Permit for compliance. If a home elevation does not contain elements substantially similar to the Architectural Illustrations then the proposed home elevation(s) shall be submitted for review and approval by the PUD Committee. The PUD Committee's review of the home elevation(s) shall be performed in order to determine its compatibility and consistence with the intended quality and character of the PUD and the Approved Elevations.

(3) Section 6.3.4 (B) (2) (a) Residential Building Form – Façade Standards shall apply except as modified below:

a. The façade plane facing public view shall include at least four (4) types of modulation but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass.

(4) Section 6.3.4 (B) (2) (e) Residential Building Form – Façade Standards shall apply except as modified below:

a. Columns shall be made of brick or stone bases with stone or masonry caps with the remainder of the column to the roof line being of relevant scale to the column base.

(5) Section 6.3.4 (B) (3) (d) Residential Building Form – Roof Standards shall apply except as modified below:

a. Only sloped roofs shall be permitted with a minimum roof pitch of 8/12 front to back and 6/12 left/right in the case of one (1) story and one and one-half (1 ½) story dwellings. Two (2) story dwellings shall have a minimum of 6/12 roof pitch. Shed type roofs may be used over bump outs and porches to enhance architectural elements.

(6) Section 6.3.4 (B) (4) Residential Building Form – Automobile Storage Standards shall apply except as modified below:

a. Except for the existing dwelling on Lot 8, all new dwellings shall have only side or rear load garages being a minimum of two (2) car and a maximum of four (4) car standards. Two (2) car garages shall be oversized a minimum of eighty (80) square feet for storage area. Every two (2) bays (not more than 25 feet wide) shall have a separate door, and shall have a three (3) foot plane separation from adjacent door(s). Decorative garage doors are required for all garages. Detached garages or carports are not permitted.

(7) Section 6.3.4 (D) (2) Residential Building Form – Residential Materials Standards shall apply except as modified below:

a. Permitted materials include those from the following basic groups: masonry, stone, wood and fiber cement board.

(8) Section 6.3.4 (D) (2) (h) Residential Building Form – Residential Materials Standards shall not apply. Unfinished or manufactured colored smooth face block, untextured concrete panels, and prefabricated steel panels are prohibited in any manner or use.

(9) Section 6.3.4 (D) (2) (i) Residential Building Form – Residential Materials Standards shall not apply. The use of vinyl as an exterior material is not permitted in any manner or use.

D. Entrance & Driveway Standards, Article 6.4: shall apply.

E. Exterior Lighting Standards, Article 6.5: shall apply.

F. Height Standards, Article 6.6: shall apply.

G. Landscaping Standards, Article 6.7 : shall apply except as modified below:

(1) The perimeter and entry landscape plan shall be substantially similar to the landscape plan attached as Exhibit D and incorporated herein as part of this Ordinance.

H. Buffer Yards, Section 6.7.4: shall not apply.

I. Lot Standards, Article 6.8: shall not apply and all Lot Standards shall be specified by this Ordinance.

J.. Outdoor Display & Storage Standards, Section 6.9.2 shall not apply. Storing and parking of recreational vehicles on any lot or dwelling or structure shall not be permitted.

K. Parking & Loading Standards, Article 6.10: shall not apply. No off-street parking is allowed except for on driveways and within attached garages. No commercial vehicles of any kind, size or type shall be allowed to be parked on any lot, except that commercial vehicles of passenger car type and size shall be allowed to be parked on a driveway and in the event said commercial vehicle contains exterior marketing or advertising material, said vehicle shall be parked inside the garage out of public view.

L. Pedestrian Accessibility Standards, Article 6.11: shall apply.

M. Property Identification Standards, Article 6.13: shall apply.

N. Public Art Standards, Article 6.14: shall apply.

O. Setback Standards, Article 6.15: shall apply and shall conform to the minimums established by this Ordinance.

P. Signage Standards, Article 6.16: shall apply.

Q. Wall and Fence Standards, Article 6.17: shall apply except as modified below:

(1) Location, Section 6.17.2: shall not apply and shall be replaced as follows: Fences of approved material type may be built directly along a lot line or property line; however, no fence shall be located closer to any front lot line or public right-of-way line than the extension of the rear line of the dwelling on said lot, and not into easements that otherwise prohibit the installation of fences (e.g. drainage and utility easements).

(2) Chain-link Fences, Section 6.17.2 (L): shall not apply and shall be modified as below:

(a) No chain link fencing shall be permitted.

(3) Materials: All fencing material shall be decorative aluminum or steel wrought iron. Walls shall be of stone or masonry.

(4) Use: No fence or wall shall be used as a pet run (as hereby defined as any fenced or walled or secured area where pets are housed or kept)

R. Water and Sewer Standards, Article 6.18: shall apply.

S. Vision Clearance Standards, Article 6.19: shall apply.

1.10 Subdivision Regulations, Chapter 7:

- A. Cross References: The regulations of *Chapter 7: Subdivision Regulations* shall apply.

1.11 Subdivision & Planned Unit Development Design Standards, Chapter 8:

- A. Cross References: The regulations of *Chapter 8: Subdivision & Planned Unit Development Design Standards* shall apply, except as modified hereafter by this Ordinance.

- (1) Blocks, Section 8.2.3: shall not apply. The Block and lot layout shall be in accordance with the Concept Plan incorporated herein at Exhibit B.
 - (2) Lots, Section 8.2.4: shall apply.
 - (3) Subdivision Access, Section 8.2.5: shall apply.
 - (4) Pedestrian Network, Section 8.2.6: shall apply except as modified below:
 - (a) A ten (10) foot wide multi-use path shall be installed and integrated into the public sidewalk plan for the subdivision as shown on Exhibit E.
 - (b) A five (5) foot wide concrete sidewalk, to ADA standards, shall be provided as shown on Exhibit E on both sides of the public street except for along the street lying adjacent to the common area along the east side of the Real Estate opposite Lots 1 – 8. Said sidewalk shall be located at least one-half (0.5) foot inside the right-of-way to be dedicated to the City and a minimum of eight (8) feet away from the back of the curb to provide a planting strip and to provide pedestrian separation from vehicles
 - (c). ADA-compliant ramps shall be installed at each end of the sidewalk where it adjoins a curb.
- B. Street & Alley Standards, Article 8.3: shall apply.
- C. Open Space, Common Area & Amenity Standards, Article 8.4: shall apply.
- D. Erosion Control, Article 8.5: shall apply.

1.12 Floodplain Standards, Chapter 9:

- A. Cross References: The regulations of *Chapter 9: Floodplain Standards* shall apply.

1.13 Procedures & Permits, Chapter 10:

- A. Cross References: The regulations of *Chapter 10: Procedures & Permits* shall apply.

1.14 Enforcements & Penalties, Chapter 11:

- A. Cross References: The regulations of *Chapter 11: Enforcements & Penalties* shall apply.

1.15 Definitions, Chapter 12:

- A. Cross References: The regulations of *Chapter 12: Definitions* shall apply.

2.01 Common Area Tree Preservation

A. The Concept Plan includes Common Areas which include existing trees and tree lines. Existing trees and tree lines within said Common Areas shall be preserved, protected and maintained in a manner consistent with this section. The secondary plat shall be consistent with the Concept Plan in location and size for all Common Areas. The secondary plat shall include restrictive covenants and conditions (“Covenant”) which stipulate that within such Common Areas no trees with a diameter at a breast height (“DBH”) in excess of six inches (6”) or evergreens eight feet (8’) or more in height (the “Protected Trees”) shall be removed unless the tree is damaged, diseased, dead, listed as Invasive and Poor Characteristic Species as per Section 6.7.3 (E) of the UDO, as amended, or is required to be removed in order to comply with safety requirements of any governmental agency. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the Common Area under Section 6.7.3 (E), as amended. The Covenant shall allow removal of understory which is: (1) deemed unhealthy, or (2) a safety hazard, or (3) which is unsightly and does not compliment the purpose of preserving, protecting and maintaining these areas.

091619F

3.01 Adoption

This 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 11th day of SEPTEMBER, 2019.

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

AYE

NAY

[Handwritten signatures for AYE: Todd P. Zimmerman, C. Pete Peterson, John W. Weingardt, Eric Moeller, Selina M. Stoller, Richard W. Block, Cecilia C. Coble, Brad DeReamer]

David C. George,
~~President~~

Todd P. Zimmerman,
~~Vice President~~

C. Pete Peterson,
Member

John W. Weingardt,
Member

Eric Moeller,
~~Member~~
VICE PRESIDENT

Selina M. Stoller,
Member

Richard W. Block,
~~Member~~
PRESIDENT

Cecilia C. Coble,
Member

Brad DeReamer,
Member

I hereby certify that the foregoing Ordinance was delivered to the City of Fishers Mayor Scott Fadness on the 11th day of SEPTEMBER, 2019, at 8:30 m.

ATTEST: Jennifer L. Kehi, City Clerk

Scott A. Fadness, Mayor

MAYOR'S APPROVAL



9/16/2019

MAYOR'S VETO

Scott A. Fadness, Mayor

Date

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

Prepared by: Ken Shepherd, KLS Services, LLC, Member, Cyntheanne Meadows, LLC

In accordance with Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

EXHIBIT A – REAL ESTATE (Legal Description)

PARCEL 1

Beginning at a point on the North line of the Northwest Quarter of Section 32, Township 18 North, Range 6 East, said point being South 90 degrees and 00 minutes West 100.01 feet from the Northeast corner of said Northwest quarter, and running thence South 00 degrees 33 minutes and 46 seconds East 761.40 feet parallel with the East line of said Northwest Quarter, thence north 89 degrees, 45 minutes and 32 seconds West 286.3 feet, thence north 00 degrees, 33 minutes and 46 seconds West 760.2 feet to said North line of the Northwest quarter, thence North 90 degrees and 00 minutes East 286.3 feet to the point of beginning.

Being a part of the Northeast quarter of the Northwest quarter of Section 32, Township 18 North, Range 6 East and containing 5.00 acres, more or less. Subject to legal right-of-way and easements of record.

PARCEL 2

A part of the Northwest quarter of Section 32, Township 18 North, Range 6 East located in Fall Creek Township, Hamilton County, Indiana being bounded as follows:

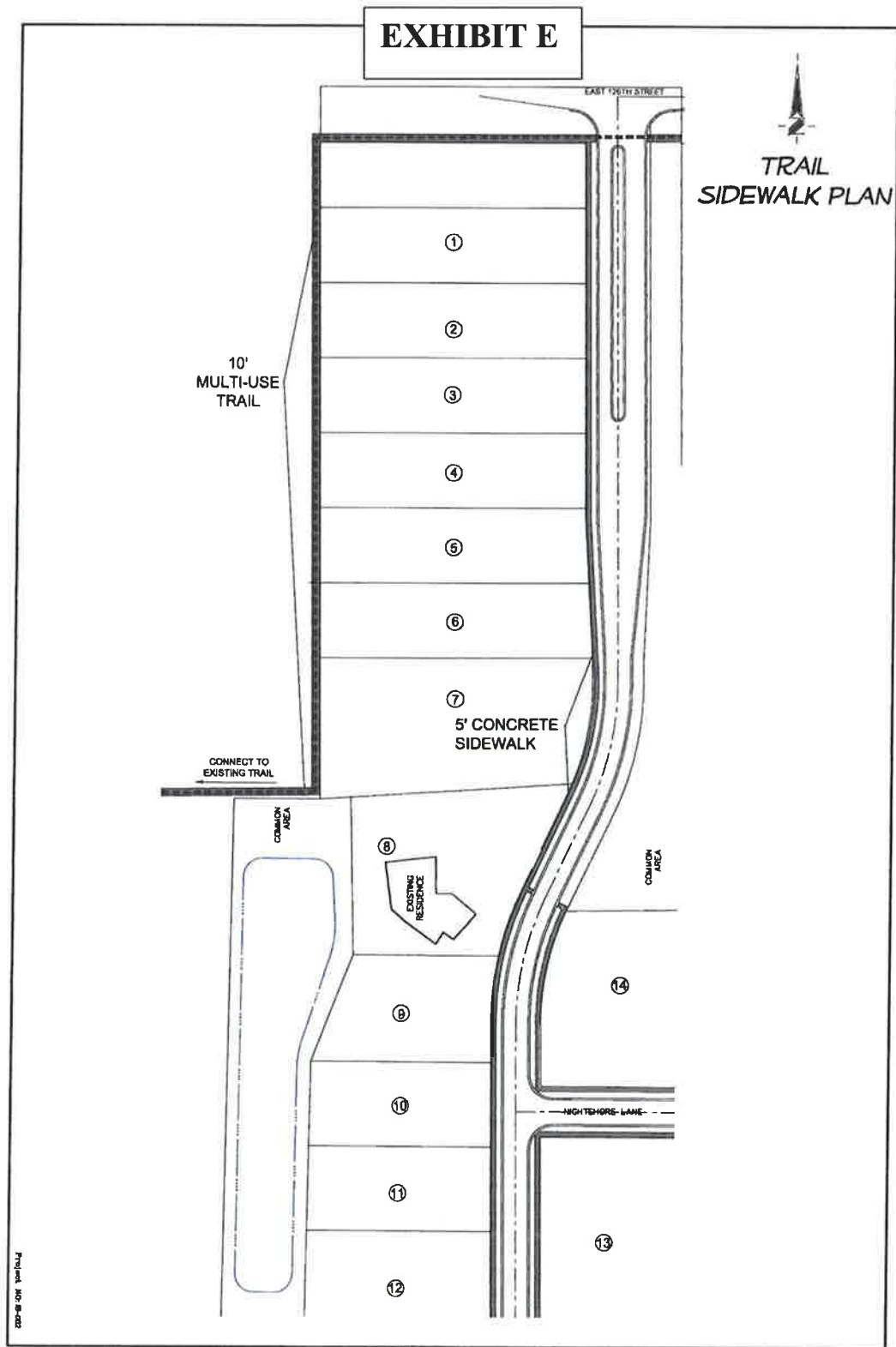
BEGINNING at the northeast corner of the northwest quarter of Section 32, Township 18 North, Range 6 East (stone found), thence South 90 degrees 00 minutes 00 seconds West (assumed bearing) 100.01 feet along the North line of said Northwest Quarter; thence South 00 degrees 33 minutes 46 seconds East 761.40 feet parallel with the East line of said Northwest Quarter; thence North 89 degrees 45 minutes 32 seconds West 379.28 feet; thence South 00 degrees 49 minutes 48 seconds West 572.09 feet to the South line of the North half of said Northwest Quarter; thence North 89 degrees 52 minutes 18 seconds East 493.16 feet along the South line of the North Half of said Northwest Quarter to the Southeast corner of the North Half of said Northwest Quarter, said corner being collinear with and equidistant from the Northeast corner and the Southeast corner (Stone found) of said Northwest Quarter; thence North 00 degrees 33 minutes 46 seconds West 1,330.76 feet along the East line of said Northwest Quarter to the POINT OF BEGINNING. Containing 8.116 acres more or less.

Exhibit C – Architectural Illustrations (page 1 of 2)



Exhibit C – Architectural Illustrations (page 2 of 2)







CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Jessie Boshell, Planner II, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 595-3116
 Email: boshellj@fishers.in.us

DOCKET NUMBER:

Ord. No. 091619F (RZ-19-11)

PETITIONER/PROPERTY OWNER:

KLS Services, LLC

PUBLIC HEARING DATE:

Wednesday, September 4th, 2019

PROPERTY ADDRESS/LOCATION:

16265 and 16283 E. 126th Street

SPECIFIC REQUEST: Consideration of rezone of two (2) lots from R-2 residential to PUD-R to create the Cyntheanne Meadows PUD. The subject properties are located at 16265 and 16283 E. 126th Street, generally located on the south side of 126th Street, east of Cyntheanne Park

SIZE OF PROPERTY: 13.12 acres

EXISTING ZONING: R-2

EXISTING LAND USE: Vacant Land/
Residential

PROJECT SUMMARY: Consideration of rezone of two (2) lots from R-2 residential to PUD-R to create the Cyntheanne Meadows PUD. The subject properties are located at 16265 and 16283 E. 126th Street, generally located on the south side of 126th Street, east of Cyntheanne Park.

LOCATION MAP:



STAFF RECOMMENDATION

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

- SUBMITTED PLANS
- PUBLIC COMMENTS
- OTHER

- LEGAL NOTICE
- AGENCY COMMENTS
- LEGAL DESCRIPTION

ADVISORY PLAN COMMISSION RECOMMENDATION:

Case number RZ-19-11 went before the Plan Commission on September 4th, 2019 and received unanimous approval from the commission. Petitioner also received PUD Committee approval on July 10th, 2019.

PETITION HISTORY:

The subject site is located at 16265 and 16283 E. 126th Street, south of 126th Street and east of Cytheanne Road. The petitioner is seeking approval of a rezone from R-2 to PUD-R, creating the Cyntheanne Meadows PUD. The PUD ordinance seeks to create a fourteen (14) lot custom home subdivision with more restrictive use and development standards than the R-2 zone.

Petitioner will be combining the subject properties and will subdivide them into fourteen (14) custom home sites. The petitioner has agreed to voluntarily annex the property into the City of Fishers.

Petitioner has taken the proposed architecture for the homes through the PUD committee and received unanimous approval by the committee.

PETITION OVERVIEW:

Petitioner is seeking approval of a rezone from R-2 to PUD-R of 13.12 acres located at 16265 and 16283 E. 126th Street to create the Cyntheanne Meadows PUD. The underlying zoning of the project will be R-2, which allows 1.0-1.7 dwelling units per acres. The proposed will consist of fourteen (14) custom home sites and will have the following standards:

Development Standards

- ***Lots Permitted: 14***
- ***Minimum Lot area: 17,000 square feet***
- ***Minimum Lot width: 80 feet at building line***
- ***Minimum Front setback: 25 feet***
- ***Minimum Side setback: 3 feet***
- ***Aggregate Side setback: 20 feet***
- ***Minimum Rear Setback: 25 feet***
- ***Max Impervious Surface area: 45%***
- ***Minimum living unit area: Ranch: 2,200 square feet; Two- story: 2,400 square feet***

Use Regulations

- ***Only one primary structure shall be built on a platted lot with no further dividing of lots permitted***
- ***In-laws quarters or Granny Flats may be used as accessories to the primary dwelling on the property however shall be attached to and designed and constructed as part of the primary structure and shall not exceed 1,200 square feet in living area***
- ***Beauty Salons shall not be permitted as a home occupation***
- ***Repairing, servicing or refurbishing equipment or parts, including motor vehicles, is not permitted as a home occupation***

Architectural Design

- ***The façade plane facing public view shall include at least four (4) types of modulation but not limited to : Projections, recesses, and step backs that articulate wall planes and break up building mass***
- ***Columns shall be made of brick or stone bases with stone or masonry caps with the remainder of the column to***

the roof line being of relevant scale to the column base

- *Automobile storage: All new dwellings shall have only side or rear load garages being a minimum of two (2) car and a maximum of four (4) car standards. Two (2) car garages shall be oversized a minimum of eighty (80) square feet for storage area. Every two (2) bays shall have a separate door and shall have a three (3) foot plane separation from adjacent doors. Decorative garages are required for all garages.*
- *Residential materials: Unfinished or manufactured colored smooth face block, untextured concrete panels, and prefabricated steel panels are prohibited in any manner or use*
- *The use of vinyl as an exterior material is not permitted in any manner or use*

Project will be incorporating a rain garden at the front of the subdivision for drainage purposes. Petitioner has agreed to continue the path along 126th street and to connect the path to Cyntheanne Park. Petitioner will be maintaining as much of the natural area as possible with little disturbance preserving a substantial number of trees in the area. Project will be connected to the Piper Glen Subdivision to the East and will stub to the south in the instance that future development occurs on the land.

PUBLIC COMMENTS:

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

STAFF COMMENTS:

Staff is supportive of the PUD ordinance rezoning the site from R-2 to PUD-R as the project will be more restrictive in design and development. Overall, Cyntheanne Meadows will complement the surrounding subdivisions in character and use.

ATTACHMENTS: 1) Petitioner Packet
 2) Council Action Form



Council Action Form

MEETING DATE	September 16 th , 2019			
TITLE	Request to approve a Rezone of two (2) lots from R-2 residential to PUD-R to create the Cyntheanne Meadows PUD. The Cyntheanne Meadows PUD will consist of fourteen (14) custom home sites. The subject properties are located at 16265 E. 126 th Street and 16283 E. 126 th Street, generally located on the south side of 126 th Street, east of Cyntheanne Park.			
SUBMITTED BY	Name & Title: Jessie Boshell, Planner II Department: Planning and Zoning			
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 checked="" type="checkbox"/> 3 rd Reading <input checked="" type="checkbox"/> Final Reading
	Ordinance #: 091619F		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"/> Wait 31 days prior to filing with the County Recorders' Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	<input checked="" 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)	Petitioner is seeking an approval of a rezone of two (2) lots from R-2 to PUD-R to create the Cyntheanne Meadows PUD. The Cyntheanne Meadows PUD will consist of fourteen (14) custom home sites. The subject properties are located at 16265 and 16283 E. 126 th Street. Generally located on the south side of 126 th Street, east of Cyntheanne Park. Project received unanimous approval on September 4 th , 2019 by the City of Fishers Plan Commission.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	
OPTIONS (Include Deny Approval Option)	1.	Adopt ordinance rezoning the property
	2.	Deny
	3.	
	4.	
PROJECT TIMELINE	PUD Committee: July 10 th , 2019 Plan Commission: September 4 th , 2019 City Council: September 16 th , 2019	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council adopts Ord. No. 091619F rezoning 16265 and 16283 E. 126 th street creating the Cyntheanne Meadows PUD.	
SUPPLEMENTAL INFORMATION (List all attached documents)	-Staff Report -Petitioner Packet	