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Hamilton County Recorder IN  
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2020

GRANTHAM PUD



Planning & Zoning Department  
City of Fishers  
Ordinance: \_\_\_\_\_



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

### 1. Declaration

- a. Ordinance No. 111620A (this "Ordinance")
- b. Adopted: 12/21/2020

### 2. 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 **Exhibit A**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development - Residential District (PUD-R) and shall hereafter be known as the "Grantham PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

### 3. Applicability

If the Real Estate is not developed pursuant to this PUD Ordinance, then the R2 Residential District standards shall apply to the Real Estate. If the Real Estate is developed pursuant to this PUD Ordinance, then the following standards shall apply: (i) the standards of the UDO applicable to the *R3 Residential District* shall apply to the development of the Executive District, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance; and (ii) the standards of the UDO applicable to the *R5 Residential District* shall apply to the development of the Family District, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

### 4. Allowed Uses

All uses permitted in the *R3 Residential District* shall be permitted in Executive District. All uses permitted in the *R5 Residential District* shall be permitted in the Family District. Two-family dwellings shall not be permitted.

## B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B**, 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.

## C. Standards

### 1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

**2. Administration**

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

**3. Zoning Districts**

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance. The maximum number of lots may vary within each district by up to ten percent (10%); however, the total maximum number of lots within the Grantham PUD shall not exceed 200 lots.

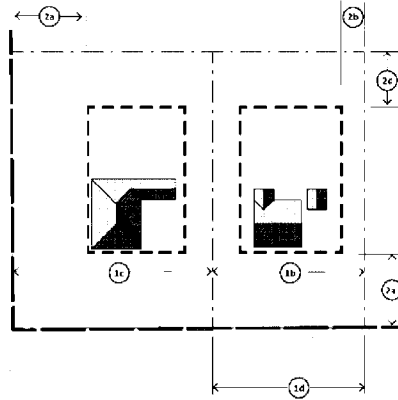
**a. Article 3.1. Establishment of Zoning Districts:** Shall apply.

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

- (1) *Sec. 3.2.4. R3 Residential District:* Shall not apply. Instead the following shall apply to the Executive District:

**Executive District**

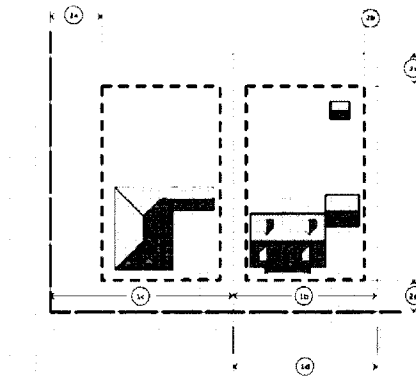
<b>1. Minimum Lot Dimensions</b>	
1a. Lot area	11,700 sf
1b. Lot width at building line – standard	90'
1c. Lot width at building line – corner	100'
1d. Lot frontage	50'
1e. Lots marked with an asterisk (*) on the Concept Plan shall be a minimum 100' wide and 200' deep	
<b>2. Minimum Building Setbacks</b>	
2a. Front - local street / other street type	25' / 45'
2b. Side, primary structure / dwelling with attached side-load or rear-load garage	5' / 5'
2c. Aggregate side, primary structure / dwelling with third car garage	20' / 15'
2d. Rear, primary structure	20'
<b>3. Maximum Building Height</b>	
3a. Primary structure	35'
<b>4. Building Floor Area</b>	
4a. Living unit area, 1-story (min)	1,800 sf
4b. Living unit area, 2-story (min)	2,400 sf
<b>5. Other</b>	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	45%
5c. Alternative standards	<i>Sec. 8.4.7. Conservation Development</i>
5d. Accessory structures	<i>Article 6.2. Accessory Structure Standards</i>
5e. Total structures per lot	<i>Sec. 6.8.1.G. Structures Per Lot</i>
<b>6. Maximum Lots Permitted</b>	
6a. Maximum Number of Lots	98



(2) *Sec. 3.2.6. R5 Residential District:* Shall not apply. Instead the following shall apply to the Family District:

**Family District**

<b>1. Minimum Lot Dimensions</b>	
1a. Lot area	9,500 sf
1b. Lot width at building line – standard	75'
1c. Lot width at building line – corner	84'
1d. Lot frontage	50'
<b>2. Minimum Building Setbacks</b>	
2a. Front - local street / other street type	25' / 40'
2b. Side	5'
2c. Building Separation	14'
2d. Rear	20'
<b>3. Maximum Building Height</b>	
3a. Primary structure	35'
<b>4. Building Floor Area</b>	
4a. Living unit area, 1-story (min)	1,800 sf
4b. Living unit area, 2-story (min)	2,200 sf
<b>5. Other</b>	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	50%
5c. Alternative standards	<i>Sec. 8.4.7. Conservation Development</i>
5d. Accessory structures	<i>Article 6.2. Accessory Structure Standards</i>
5e. Total structures per lot	<i>Sec. 6.8.1.G. Structures Per Lot</i>
<b>6. Maximum Lots Permitted</b>	
6a. Maximum Number of Lots	112



- c. **Article 3.3. Nonresidential Districts:** Shall not apply.
- d. **Article 3.4. Other Districts:** Shall apply.

**4. Overlay Zoning Districts**

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

**5. Use Regulations**

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

**6. Development Standards**

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

- a. **Article 6.1. General Provisions:** Shall apply.
- b. **Article 6.2. Accessory Structure Standards:** Shall apply.
- c. **Article 6.3. Architectural Design Standards:** Shall not apply; instead the following shall apply:
  - (1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit C**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.
  - (2) Roof Standards
    - (i) All dwellings shall have eaves or overhangs a minimum of eleven (11) inches deep on at least eighty percent (80%) of the roofline. Depth shall be determined prior to the installation of masonry.
    - (ii) The roof pitch for the main roof shall have a minimum pitch of 6/12.
  - (3) Residential Materials
    - (i) Aluminum, heavy-gauge vinyl, and vinyl shall not be permitted as a siding material.
    - (ii) All lots designated with a black circle on **Exhibit D** shall incorporate brick wrap on all four sides of the first floor of each home.
  - (4) Garage Design
    - (i) Each garage door shall include a decorative design substantially similar in quality and character as illustrated in the Garage Door Exhibit, attached hereto as **Exhibit E**.

- d. **Article 6.4. Entrances & Driveways:** Shall apply.
- e. **Article 6.5. Exterior Lighting Standards:** Shall apply.
- f. **Article 6.6. Height Standards:** Shall apply.
- g. **Article 6.7. Landscaping Standards:** Shall apply, except as modified herein:
  - (1) Lot Plantings
  - (2) *Section 6.7.5.A. Lot Plantings:* Three (3) evergreen trees shall be planted within thirty (30) feet of the rear property line on each lot designated with a black circle on **Exhibit D.**
  - (3) Street Trees
    - (i) *Section 6.7.6. Street Trees:* Trees preserved along 113<sup>th</sup> Street adjacent to the Executive District shall constitute an in-kind credit toward meeting the street tree requirement in the UDO (pursuant to *Subsection 8.4.7.D. Preservation of Existing Healthy Trees*). Street trees along 113<sup>th</sup> Street and Southeastern Parkway adjacent to the Family District may be planted in common areas within twenty (20) feet of the right-of-way.
- h. **Article 6.8. Lot Standards:** Shall apply, except as modified by this Ordinance.
- i. **Article 6.9. Outdoor Display & Storage Standards:** Shall apply.
- j. **Article 6.10. Parking & Loading Standards:** Shall apply.
- k. **Article 6.11. Pedestrian Accessibility Standards:** Shall apply.
- l. **Article 6.12. Permitted Non-residential Structure Standards:** Shall apply.
- m. **Article 6.13. Property Identification Standards:** Shall apply.
- n. **Article 6.14. Public Art Standards:** Shall apply.
- o. **Article 6.15. Setback Standards:** Shall apply, except as modified by this Ordinance.
- p. **Article 6.16. Signage Standards:** Shall apply. Neighborhood designation signs shall be permitted in the entrance islands.
- q. **Article 6.17. Wall & Fence Standards:** Shall apply.
- r. **Article 6.18. Water & Sewer Standards:** Shall apply.
- s. **Article 6.19. Vision Clearance Standards:** Shall apply.

## 7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

## 8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply, except as modified by this Ordinance.

- a. **Article 8.1. General Provisions:** Shall apply.
- b. **Article 8.2. Block, Lot & Access Standards:** Shall apply, except as modified herein:
  - (1) Residential Minimum External Pedestrian Network
    - (i) *Subsection 8.2.6.C. Residential Minimum External Network:* In order to save trees and avoid utilities, the path may encroach into the common area within a pedestrian access easement in the area depicted on **Exhibit F.**
- c. **Article 8.3. Street & Alley Standards:** Shall apply.
- d. **Article 8.4. Open Space, Common Area & Amenity Standards:** Shall apply, except as modified herein:
  - (1) Common Area
    - (i) *Subsection 8.4.4.B.2. Common Area:* Shall apply only to local streets.
  - (2) Perimeter Landscaping

- (i) *Section 8.4.5. Perimeter Landscaping*: Shall not apply; instead, the following shall apply:
  - 1. The existing columns and fencing along the southern boundary of the Executive District shall be maintained, where practical, along 113<sup>th</sup> Street.
  - 2. Shrubs shall not be required within any of the perimeter landscaping areas.

e. **Article 8.5. Other Design Standards**: Shall apply.

**9. Floodplain Standards**

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

**10. Procedures & Permits**

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

**11. Enforcement & Penalties**

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

**12. Definitions**

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

**D. 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 \_\_\_\_\_, 2020.

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

**YAY**

**NAY**

**ABSTAIN**

	Cecilia C. Coble, President		
	Scelina M. Stoller, Vice President		
	David George, Member		
	C. Pete Peterson, Member		
	John Weingardt, Member		
	Todd Zimmerman, Member		
	Brad DeReamer, Member		
	Samantha DeLong Member		
	Jocelyn Vare, Member		



I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the \_\_\_\_\_ day of \_\_\_\_\_ 2020, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_  
Jennifer L. Kehl, City Clerk

**MAYOR'S APPROVAL**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**

**MAYOR'S VETO**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**

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

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

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

**YAY**

**NAY**

**ABSTAIN**

/s/ Cecilia C. Coble	Cecilia C. Coble, President		
/s/ Selina M. Stoller	Selina M. Stoller, Vice President		
/s/ David George	David George, Member		
/s/ Pete Peterson	C. Pete Peterson, Member		
/s/ John Weingardt	John Weingardt, Member		
	Brad DeReamer, Member	/s/ Brad DeReamer	
/s/ Todd Zimmerman	Todd Zimmerman, Member		
	Samantha DeLong Member	/s/ Samantha DeLong	
	Jocelyn Vare, Member	/s/ Jocelyn Vare	

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 21st day of December 2020, at 9:30 p. m.

ATTEST: /s/ Kimberly Greiner  
Kimberly Greiner, Deputy City Clerk

**MAYOR'S APPROVAL**

/s/ Scott Fadness  
**Scott A. Fadness, Mayor**

12/21/2020  
**DATE**



**MAYOR'S VETO**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**

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

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

**Exhibit A – Real Estate**

## Grantham Overall Perimeter Description per Survey (October 30, 2020)

Part of the Southwest Quarter of Section 32, Township 18 North, Range 6 East, part of the Northwest Quarter of Section 5, Township 17 North, Range 6 East, and part of the Northeast Quarter of Section 6, Township 17 North, Range 6 East of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana, based upon an ALTA/NSPS Land Title Survey prepared by Kristopher K. Eichhorn, Professional Surveyor Number 21000230, HWC Engineering Job Number 2019-248, dated September 25, 2019 and last revised October 30, 2020, more particularly described as follows:

BEGINNING at a stone with cut "X" at the Southwest Corner of said Southwest Quarter of Section 32, Township 18 North, Range 6 East; thence North 00 degrees 30 minutes 01 seconds West (grid bearing per InGCS Hamilton Zone, NAD83, 2011, EPOCH 2010.00) along the west line of said Southwest Quarter section a distance of 2660.96 feet to the Northwest Corner of said Southwest Quarter section, said corner marked by a stone found per Hamilton County Surveyor References; thence North 89 degrees 07 minutes 02 seconds East along the north line of said Southwest Quarter section a distance of 292.60 feet to the southwesterly right-of-way line of Southeastern Parkway (formerly State Road 238) as described in Instrument Number 200600069534 in the Office of the Recorder of Hamilton County, Indiana and the following three (3) courses are along said southwesterly right-of-way line; (1) thence South 56 degrees 30 minutes 25 seconds East a distance of 296.51 feet; (2) thence South 55 degrees 14 minutes 15 seconds East a distance of 653.08 feet; (3) thence South 48 degrees 23 minutes 14 seconds East a distance of 126.15 feet to the west line of a tract of land described in Instrument Number 2015066062 in said Recorder's Office; thence South 00 degrees 30 minutes 08 seconds East along said west line a distance of 382.60 feet to the southwest corner of said tract; thence South 81 degrees 16 minutes 51 seconds East along the south line of said tract a distance of 159.05 feet (158.22 feet per deed) to the east line of the west half of said Southwest Quarter section; thence South 00 degrees 30 minutes 08 seconds East along said east line a distance of 1617.72 feet to the southeast corner of said west half, said corner marked by a stone; thence South 00 degrees 00 minutes 00 seconds East a distance of 1361.97 feet to the centerline of 113th Street and the following seven (7) courses are along said centerline; (1) thence South 84 degrees 19 minutes 06 seconds West a distance of 5.74 feet; (2) thence South 83 degrees 38 minutes 37 seconds West a distance of 42.95 feet; (3) thence South 81 degrees 06 minutes 48 seconds West a distance of 425.23 feet; (4) thence South 80 degrees 53 minutes 29 seconds West a distance of 691.50 feet; (5) thence South 83 degrees 11 minutes 41 seconds West a distance of 133.35 feet to the point of curvature of a curve to the right having a radius of 523.47 feet being subtended by a long chord having a bearing of South 89 degrees 41 minutes 50 seconds West and a chord length of 118.57 feet; (6) thence westerly along said curve an arc distance of 118.82 feet; (7) thence North 83 degrees 48 minutes 00 seconds West a distance of 21.01 feet to the east line of Nestledown Farms, Section One, per plat recorded in Plat Cabinet 1, Slide 716 as Instrument Number 9609639520 in said Recorder's Office; thence North 00 degrees 18 minutes 37 seconds West along said west line a distance of 1533.72 feet to the south line of the Southeast Quarter of Section 31, Township 18 North, Range 6 East; thence North 89 degrees 07 minutes 06 seconds East along said south line a distance of 109.28 feet to the POINT OF BEGINNING, containing 118.752 acres, more or less.

Exhibit B – Concept Plan

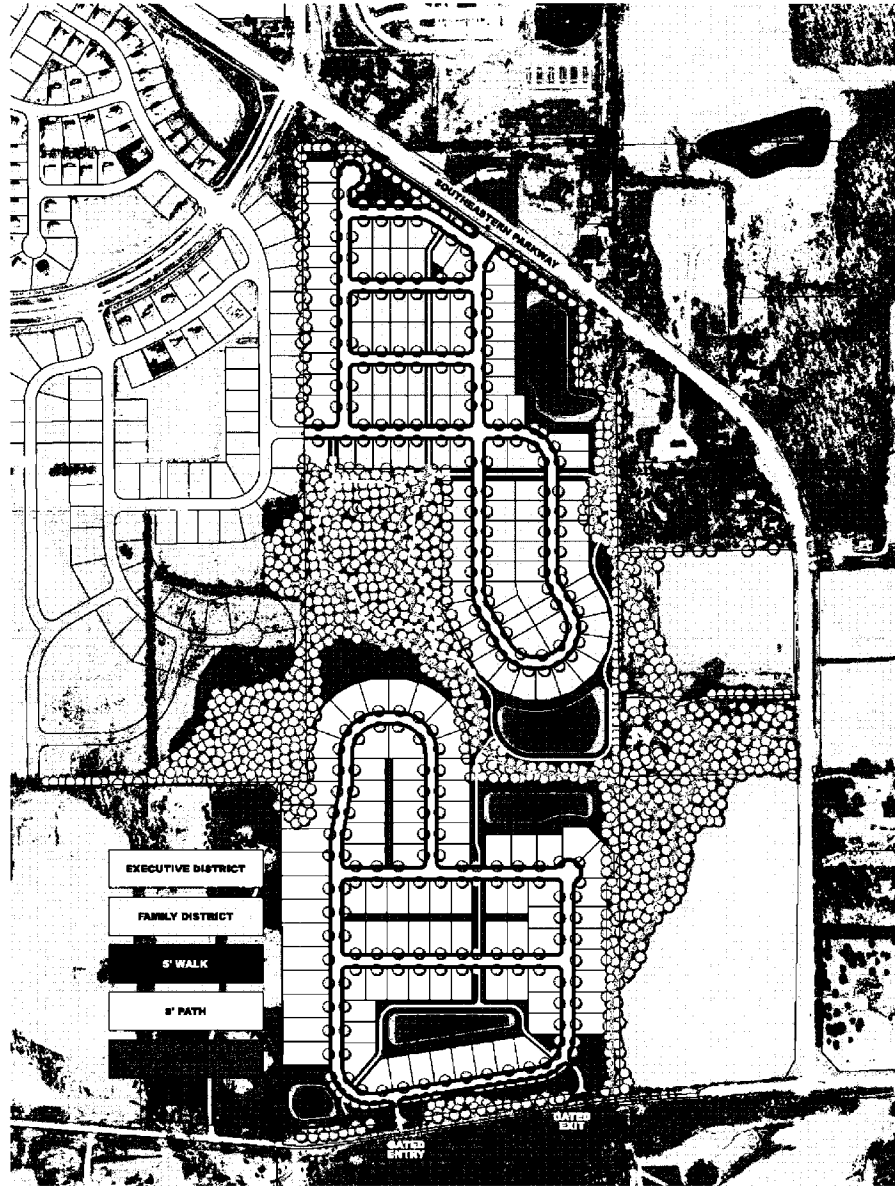
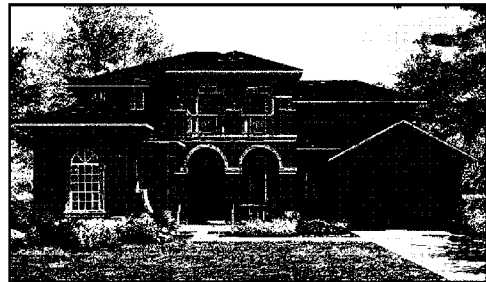


Exhibit C – Illustrative Architectural Exhibit

EXECUTIVE DISTRICT



EXECUTIVE DISTRICT, CONTINUED



FAMILY DISTRICT



Exhibit D

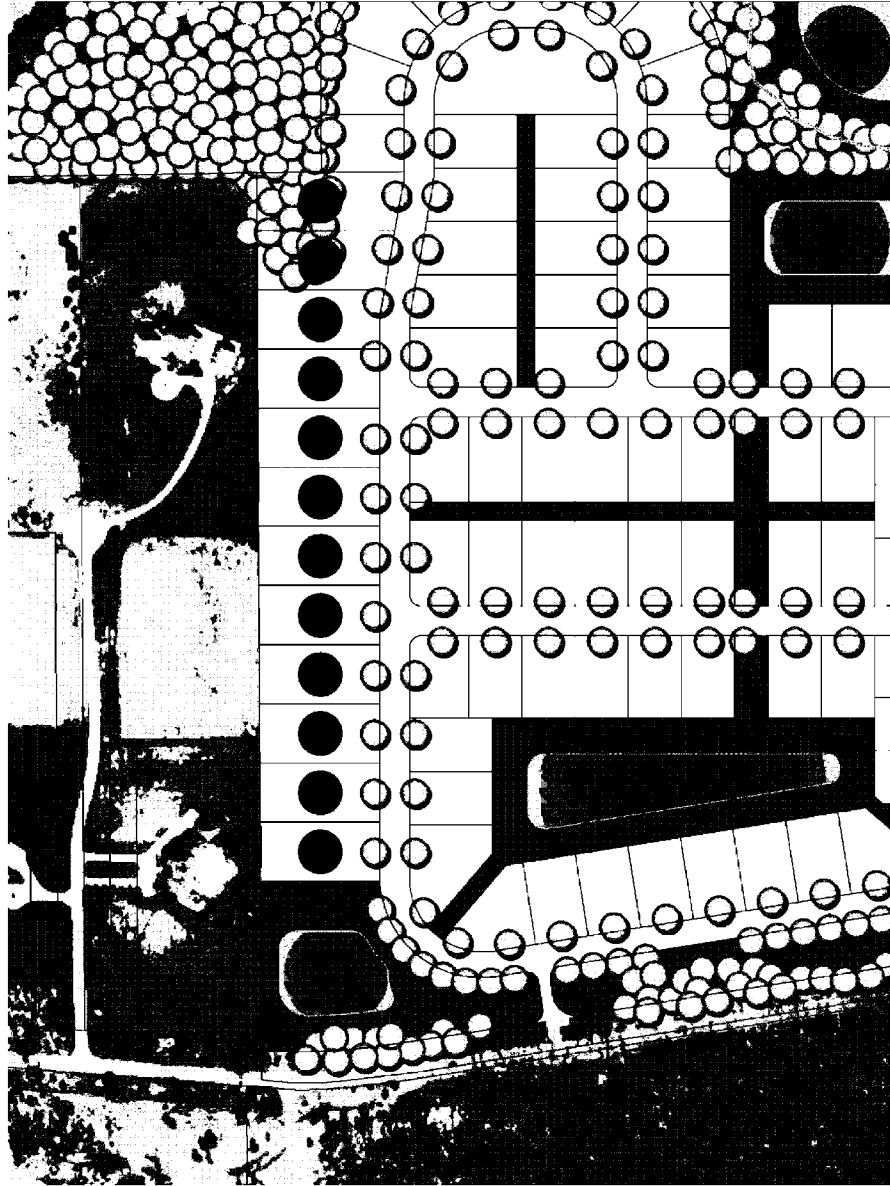




Exhibit E – Garage Door Exhibit

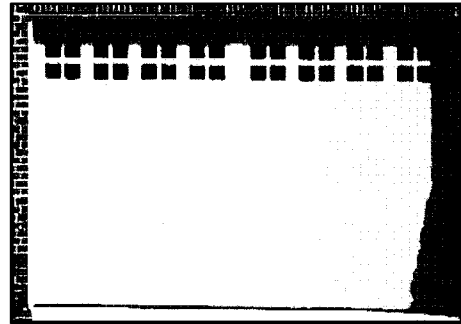
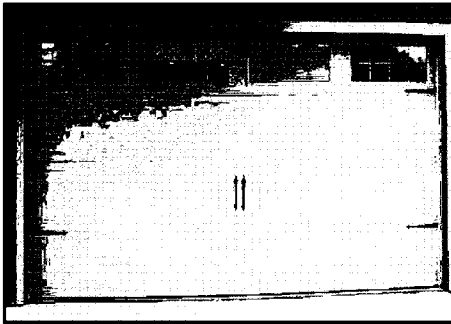
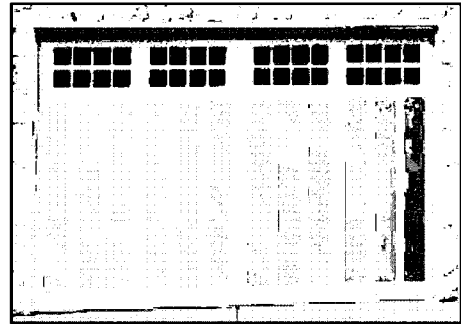
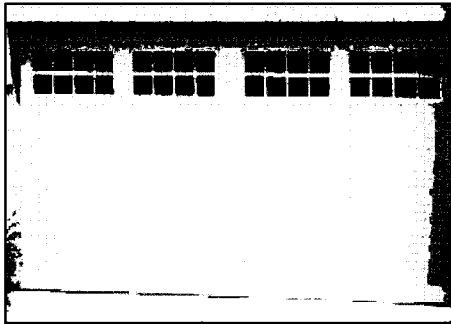
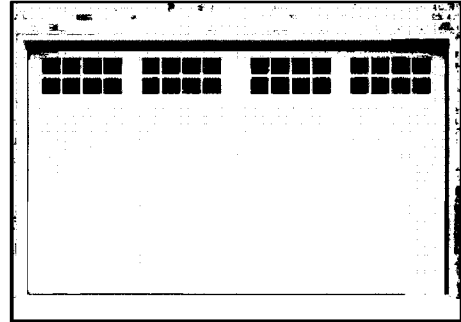
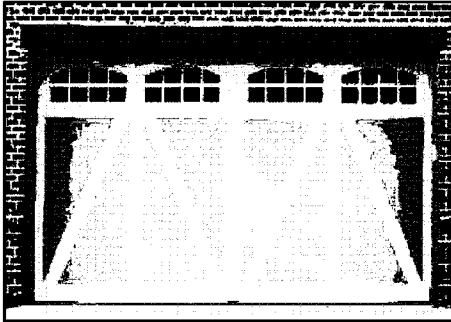
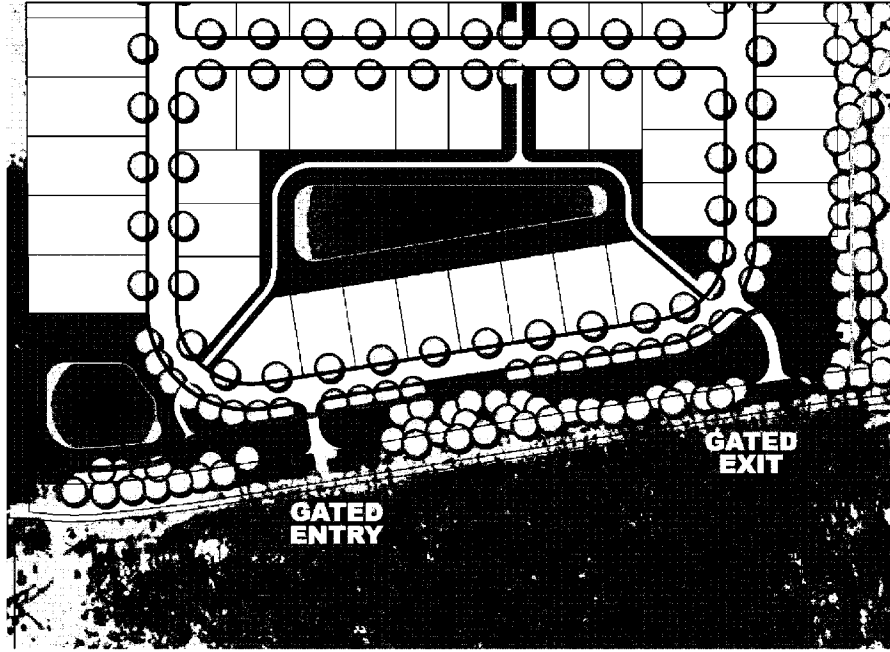
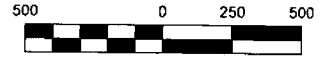


Exhibit F – Conceptual Path Exhibit

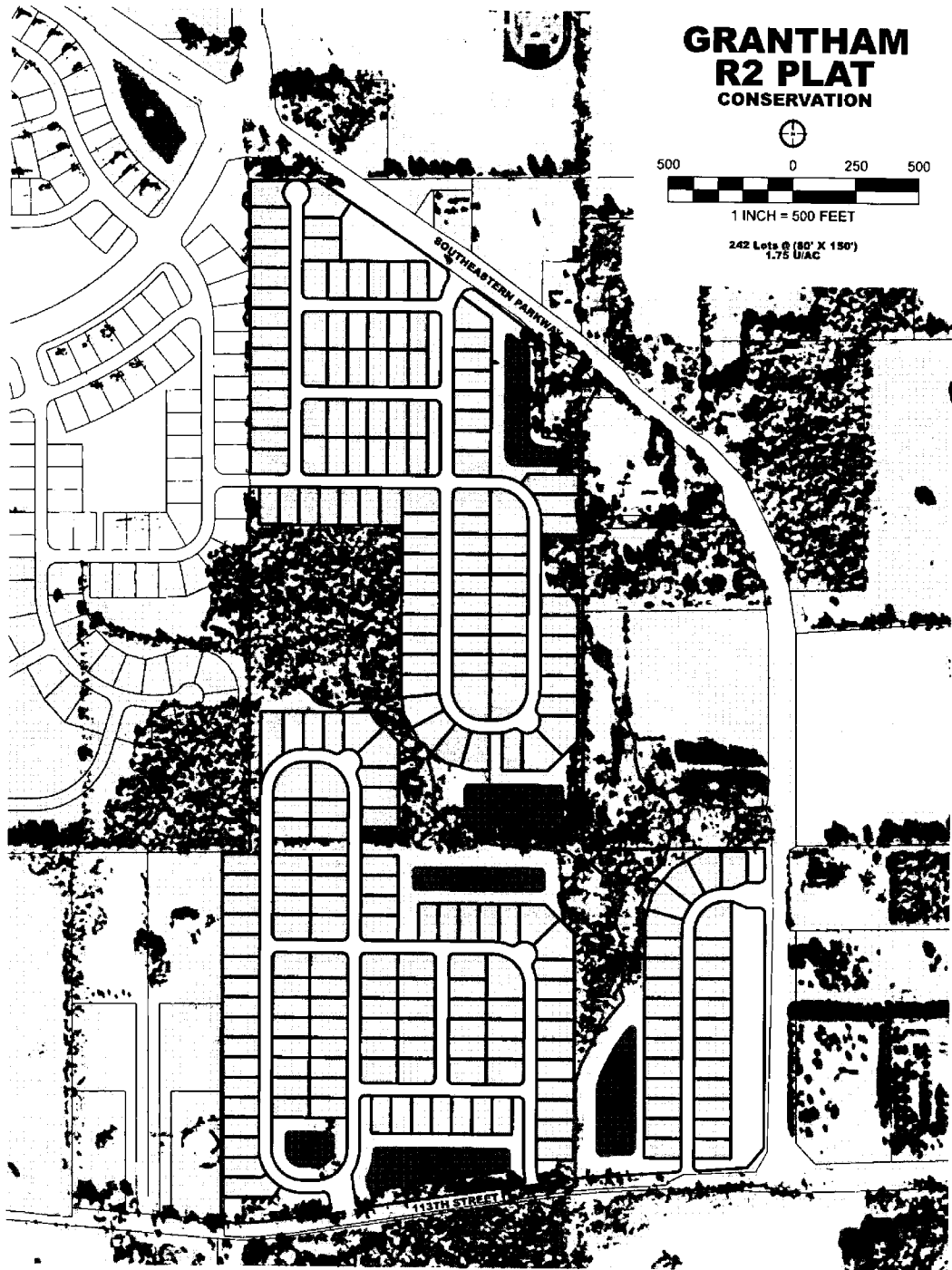


# GRANTHAM R2 PLAT CONSERVATION



1 INCH = 500 FEET

242 Lots @ (80' X 150')  
1.75 U/AC





**CITY COUNCIL STAFF REPORT**

**DEPARTMENT CONTACT:**

(Planner Name), Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 595-3116 EMAIL: [boshellj@fishers.in.us](mailto:boshellj@fishers.in.us)

**DOCKET NUMBER:**

Ord. No. 111620A (RZ-20-4)

**PETITIONER/PROPERTY OWNER:**

Faegre Drinker, LLP on behalf of Platinum Properties

**PUBLIC HEARING DATE:**

Wednesday, December 16<sup>th</sup>, 2020

**PROPERTY ADDRESS/LOCATION:**

16065 Southeastern Parkway/ 13-12-32-00-00-023.004  
 16000 E 113th Street/ 13-16-05-00-00-001.001  
 0 E 113th Street/ 13-16-05-00-00-004.001

**SPECIFIC REQUEST:** Consideration of a rezone of 118.75 acres from R-2 to PUD-R. Property is located at the corner of 113th Street and Southeastern Parkway. Project is known as Grantham PUD and will consist of 200 lots.

**SIZE OF PROPERTY:** 118.75 acres

**EXISTING ZONING:** R2

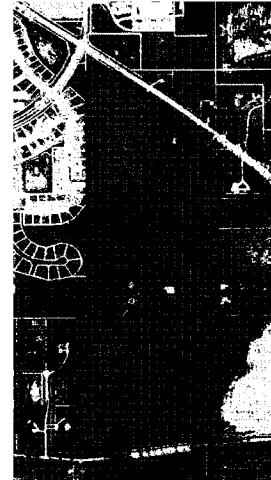
**EXISTING LAND USE:** Vacant Land/  
Residential

**PROJECT SUMMARY:** Faegre Drinker LLP on behalf of Platinum Properties, is requesting a rezone from R2 to PUD-R for a new 200 lot residential development.

Project will consist of two districts, the executive and family district. Lots in the executive district will start at 11,700 square feet, and lots in the family district will start at 9,500.

Single story homes will start at 1,800 square feet in both districts, and two-story will start at 2,400 in the executive, and 2,200 in the Family.

**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-20-4 went before Plan Commission on Wednesday, December 16<sup>th</sup> for a special meeting. There were seven (7) commission members in attendance that voted 5-2 in favor of the project. However, because only five (5) members voted yes by law a favorable recommendation could not be sent to City Council. As such, the project received no recommendation.

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**PETITION HISTORY:**

The subject site is located at the corner of 113th Street and Southeastern Parkway. The proposed project will incorporate one (1) property, with a total of three (3) parcels currently zoned R-2 Residential (R-2) on 118.75 acres.

According to the City of Fishers 2040 Comprehensive plan, this area is designated as Low Density Suburban Residential. As such, the purpose of this designation is to allow for low densities of detached single-family homes ranging from one (1) to two (2) dwellings per acre. For large scale developments, the Comprehensive plan encourages a variety of density ranges and different housing types.

On May 18th, 2020, the item went before City Council for first reading. However, due to the current health crisis the item was continued to the June 2020 Council meeting for first reading so that the petitioner would have time to host a virtual meeting with the adjacent neighbors about the project. At the June 2020 Council meeting, the City Council held first reading. Due to the discussion from Council members during first reading, and the concerns from the neighbors, the petitioner asked for a continuance for the project in July 2020. As such, the public hearing will be held on August 5th, 2020. Original proposal of three districts, with 290 lots was not passed at council with a vote of 4 in favor, 5 against.

Petitioner has since modified the project and filed a new petition to include only property zoned R2 and has maintained the family and executive district that were a part of the original project. First reading was held on Monday, November 16th and was sent by Council to Plan Commission for Public Hearing on Wednesday, December 2nd. Due to technical errors at the December 2<sup>nd</sup> meeting, a special meeting was scheduled for the Grantham PUD public hearing.

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**PETITION OVERVIEW:**

Petitioner is seeking approval of a rezone from R-2 to PUD-R to create the Grantham PUD. Creating a two-district subdivision located on 118.75 acres. The proposed project will have two (2) districts with a maximum of 200 lots, with lot sizes ranging from 9,500 square feet to 11,700 square feet: with lot widths ranging from 75-90 feet in width.

Districts will be broken up into the following groups/ product types. The Executive District, which will feature an exclusive gated entrance, making the executive district an exclusive district not accessible by vehicle from the Family district. The second district is the Family District, and it will offer traditional style family homes and will have access off Southeastern Parkway and will be connected to Whelchel Springs to the West.

Lots located in the Executive District located adjacent to the Nestledown Farms subdivision will be at a minimum of 100 ft wide and 200 feet deep, far exceeding R2 minimum standards of 15,000 sft. The homes built on these lots will also have four-sided brick on the first-floor elevations and will have additional landscaping added to the rear property line for screening purposes.

The Grantham PUD will be incorporating the existing gate and guard house of the estate property as an entry feature.

Proposed project will have winding trails throughout the development and will also add to the City of Fishers trail system on the perimeter. Petitioner will be maintaining the tree line in lieu of street trees along 113th Street to maintain the natural area and to maintain the tree canopy that exists. The intention is to maintain the serene natural area, by incorporating as much of the natural area as possible.

Petitioner will utilize the existing landscaping and increase the amount of perimeter landscaping around the project to help maintain the naturalness of the area while providing a screening buffer for the adjacent neighbors. Petitioner has agreed to voluntarily annex into the City of Fishers.

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**PUBLIC COMMENTS:**

Comments have been received regarding drainage, and number of lots within the development.

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**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, far exceeding UDO minimum standards.

Staff recommends adoption of Ordinance 111620A.

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- ATTACHMENTS:**
- 1) Petitioner's Packet
  - 2) Council Action Form