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Jennifer Hayden  
Hamilton County Recorder IN  
Recorded as Presented

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2020

IRON POINTE PUD



Planning & Zoning Department  
City of Fishers  
Ordinance: 021720



2020

IRON POINTE PUD



Planning & Zoning Department

City of Fishers

Ordinance: 021720



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

### 1. Declaration

- a. Ordinance No. 021720 (this "Ordinance")
- b. Adopted: 5/18/2020

### 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 "Iron Pointe PUD."

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 All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

### 3. Applicability

The standards of the UDO applicable to the *R5 Residential District* shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

### 4. Allowed Uses

All uses permitted in the *R5 Residential District* shall be permitted.

## 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**

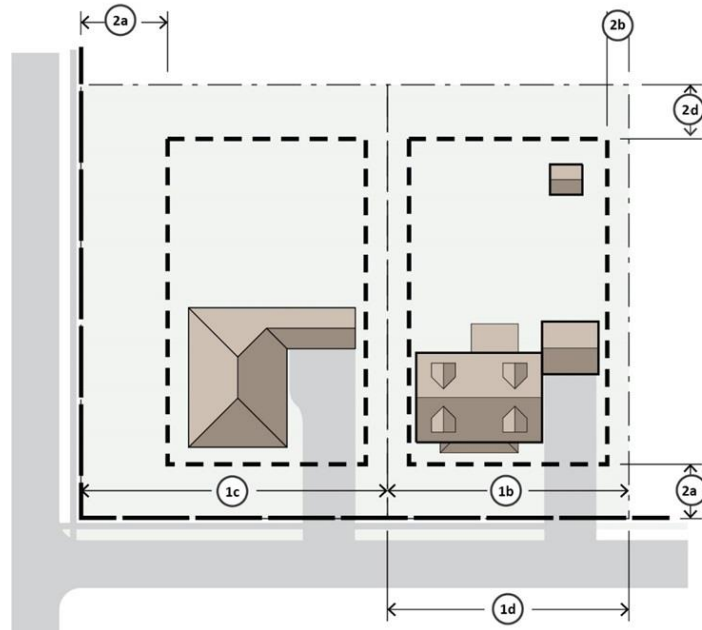
The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance.

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

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

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

| <b>1. Minimum Lot Dimensions</b>              |  |
|---|--|
| 1a. Lot area                                  | 6,600 sf   |
| 1b. Lot width at building line – standard     | 52'  |
| 1c. Lot width at building line – corner       | 77'  |
| 1d. Lot frontage                              | 50'  |
| <b>2. Minimum Building Setbacks</b>           |  |
| 2a. Front - local street / other street type  | 20' / 40'  |
| 2b. Side                                      | 5'   |
| 2c. Side, Aggregate                           | 10'  |
| 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)           | 1,000 sf   |
| 4b. Living unit area, 2-story (min)           | 1,200 sf   |
| <b>5. Other</b>                               |  |
| 5a. Requires municipal water and sewer hookup |  |
| 5b. Impervious area of lot (max)              | 70%  |
| 5c. Alternative standards                     | <a href="#">Sec. 8.4.7. Conservation Development</a>       |
| 5d. Accessory structures                      | <a href="#">Article 6.2. Accessory Structure Standards</a> |
| 5e. Total structures per lot                  | <a href="#">Sec. 6.8.1.G. Structures Per Lot</a>           |



**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) **Rear Elevations:** All lots designated with a black circle on **Exhibit D** shall incorporate one (1) or more of the features from the below list on the home's rear façade, and all lots designated with a red circle on **Exhibit D** shall incorporate two (2) or more features from the below list on the home's rear façade:

- i. rear façade offset (a minimum of 4' wide and 4' feet deep);
- ii. masonry on all four sides, but, in all cases a minimum to the bottom of the lowest window sill on the front facade;
- iii. sun room;
- iv. covered porch;
- v. screened in porch;
- vi. rear pergola;
- vii. additional rear exterior material;
- viii. enhanced window treatment (window grids or 1" x 4" nominal trim) on all four (4) sides of the home;
- ix. bay window.

(3) **Garage Design**

- (i) All garage areas shall be a minimum of 420 square feet in area or have a designated storage area a minimum of 4' deep x 6' long.
- (ii) Every two (2) bays (not more than 25' wide) shall have a separate door, and shall have a 2' plane separation from adjacent door(s).
- (iii) Each garage door shall include a decorative design substantially similar in quality and character as illustrated in 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. In addition, prior to recording a secondary plat for the Real Estate, the developer shall invite the west adjoining neighbors to walk the west property line to identify any gaps of greater than 20' in the existing tree row within which the

adjoining neighbor requests supplemental native Indiana hardwood trees and/or evergreen trees (from the City's Approved Tree Species list) to be planted at a rate of 6 per 100' of gap. The requested supplemental trees shall be planted by the first planting season following construction completion of the section adjacent to the west property line.

- h. **Article 6.8. Lot Standards:** Shall apply, except as modified by this Ordinance.
  - (1) Minimum Front Setback: Twenty feet (20'), but there shall be a minimum two (2) foot offset for adjacent lots along the main north/south street.
- 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.
- 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.
- c. **Article 8.3. Street & Alley Standards:** Shall apply.
- d. **Article 8.4. Open Space, Common Area & Amenity Standards:** Shall apply.
- e. **Article 8.5. Other Design Standards:** Shall apply.
- f. **Connection to Fairwoods Drive:** Notwithstanding any other provision herein or in the UDO, a full access connection shall not be required to be made from the Real Estate to Fairwoods Drive. Instead, a connection providing emergency and pedestrian and bicycle access only shall be installed as shown illustratively on the Concept Plan.

## 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,<br>President       |  |  |
|  | Selina M. Stoller,<br>Vice President |  |  |
|  | David George,<br>Member              |  |  |
|  | C. Pete Peterson,<br>Member          |  |  |
|  | John Weingardt,<br>Member            |  |  |
|  | Todd Zimmerman,<br>Member            |  |  |
|  | Brad DeReamer,<br>Member             |  |  |
|  | Samantha DeLong<br>Member            |  |  |
|  | Jocelyn Vare,<br>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,<br>Member  |  |                   |
| /s/ Selina M. Stoller | Selina M. Stoller,<br>Member |  |                   |
| /s/ David George      | David George,<br>Member      |  |                   |
| /s/ Pete Peterson     | C. Pete Peterson,<br>Member  |  |                   |
| /s/ John Weingardt    | John Weingardt,<br>Member    |  |                   |
| /s/ Todd Zimmerman    | Todd Zimmerman,<br>Member    |  |                   |
|                       | Brad DeReamer,<br>Member     |  | /s/ Brad DeReamer |
| /s/ Samantha DeLong   | Samantha DeLong<br>Member    |  |                   |
| /s/ Jocelyn Vare      | Jocelyn Vare,<br>Member      |  |                   |

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 18th day of May 2020, at 8:45 p. m.

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

**MAYOR'S APPROVAL**

/s/ Scott A. Fadness

May 18, 2020

\_\_\_\_\_  
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

## Exhibit A – Real Estate

Part of the Northeast Quarter of the Northeast Quarter of Section 8, Township 17 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a stone marking the Northeast corner of the said Quarter Quarter Section; thence South 89 degrees 31 minutes 05 seconds West along the North line thereof 658.75 feet to a point which lies North 89 degrees 31 minutes 05 seconds East 660.85 feet from the Northwest corner of the said Quarter Quarter Section, said Northwest corner lies South 89 degrees 31 minutes 05 seconds West 1319.60 feet from the Northeast corner of the said Quarter Quarter Section and North 89 degrees 31 minutes 05 seconds East 1319.60 feet from the Northwest corner of the Northeast Quarter of the said Section; thence South 00 degrees 07 minutes 31 seconds West parallel with the West line of the said Quarter Quarter Section 1318.01 feet to the South line of the said Quarter Quarter Section; thence North 89 degrees 27 minutes 24 seconds East 659.28 feet to the Southeast corner of the said Quarter Quarter Section; thence North 00 degrees 06 minutes 06 seconds East along the East line of the said Quarter Quarter Section 1317.30 feet to the place of beginning, containing 19.934 acres, more or less.

Exhibit B – Concept Plan



Exhibit C – Illustrative Architectural Exhibit





Exhibit D



Exhibit E – Garage Door Exhibit





## CITY COUNCIL STAFF REPORT

**DEPARTMENT CONTACT:**

Megan Schaefer, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 588-1431  
 EMAIL: schaeferm@fishers.in.us

**DOCKET NUMBER:**

RZ-20-1

**PETITIONER/PROPERTY OWNER:**

Faegre Drinker on behalf of Pulte Homes of Indiana, Inc.

**PUBLIC HEARING DATE:**

May 18, 2020

**PROPERTY ADDRESS/LOCATION:**

10777 E 106<sup>th</sup> St, generally located on the south side of 106<sup>th</sup> Street, east of Mollenkopf Rd

**SPECIFIC REQUEST:** Consideration of a rezone from R2 Residential to PUD-R for a new single-family residential development to be called Iron Pointe.

**SIZE OF PROPERTY:**

19.93 acres

**EXISTING ZONING:**

R2 Residential

**EXISTING LAND USE:**

Single-Family Home/Farm

**PROJECT SUMMARY:**

Faegre Drinker on behalf of Pulte Homes of Indiana, Inc. is requesting a rezone from R2 Residential to PUD-R for a new fifty-two (52) lot single-family residential development.

This development is targeted towards empty nesters and will feature Pulte's Enclave Series with homes ranging from 1,683 square feet to 1,953 square feet.

**LOCATION MAP:**



### STAFF RECOMMENDATION

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

**ATTACHMENTS**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> SUBMITTED PLANS | <input type="checkbox"/> LEGAL NOTICE               |
| <input type="checkbox"/> PUBLIC COMMENTS            | <input checked="" type="checkbox"/> AGENCY COMMENTS |
| <input type="checkbox"/> OTHER                      | <input type="checkbox"/> LEGAL DESCRIPTION          |



**PETITION HISTORY:**

Faegre Drinker on behalf of the Pulte Group requests a rezone of approximately 19.93 acres of land zoned R2-Residential to Planned Unit Development-Residential. The new zoning district will be known as the 'Iron Pointe PUD' and is generally located on the south side of 106 Street, between Mollenkopf Rd and Fall Rd. The underlying zoning district for this PUD will be similar to the R5-Residential Zoning District found within the City's Unified Development Ordinance (UDO). The project consists of 52 single-family residential lots, including open space and tree conservation areas.

Land Use

The subject property is currently zoned R2 (Residential) and consists of one (1) parcel. The property is currently used for agricultural purposes and there are three (3) structures on the property. It is within unincorporated Hamilton County (Fall Creek Township). Annexation into the City limits is underway, via separate process. The property is currently designated as Suburban Residential per the Fishers 2040 Comprehensive Plan. The intended density of this subdivision is approximately 2-4 dwelling units per acre.

To the north of the subject property, across 106<sup>th</sup> Street, lies a single-family residential subdivision, Hawthorn Hills. The neighborhood is zoned R2-Residential and is within unincorporated Hamilton County (Fall Creek Township). The Fishers 2040 Comprehensive Plan designates the property as Low Density Suburban Residential.

To the south of the subject property, lies the Glenn Abbey Village subdivision and is incorporated into City Limits. These properties are zoned R3-Residential, and the Fishers 2040 Comprehensive Plan designates the property as Suburban Residential.

To the east of the subject property lies, the Windermere subdivision. These properties are zoned R3-Residential and are incorporated into City Limits. These properties are zoned R3-Residential, and the Fishers 2040 Comprehensive Plan designates the property as Suburban Residential.

To the west of the subject property lies estate size single-family residential properties. These properties are zoned R2-Residential & Estate Residential and are within unincorporated Hamilton County (Fall Creek Township). The Fishers 2040 Comprehensive Plan designates these properties as Suburban Residential.

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**PETITION OVERVIEW:**

Below is an overview of key development standards outlined in the PUD. Any standards not listed in the PUD would be subject to R5 zoning standards found in the Unified Development Ordinance (UDO), as amended.

Setbacks & Dimensional Standards

Below are some setback and dimensional standards modifications proposed in the PUD from those prescribed by the Unified Development Ordinance (UDO):

|   | <u>PUD</u> | <u>UDO R5</u> |
|---|------------|---------------|
| Minimum Lot Area                              | 6,600 SF   | 7,500 SF      |
| Minimum Lot Width at Building Line - Standard | 52'        | 70'           |
| Minimum Lot Width at Building Line - Corner   | 77'        | 84'           |
| Minimum Lot Frontage                          | 50'        | 50'           |
| Minimum Front Setback                         | 20'        | 25'           |

|                                     |                                      |                                      |
|-------------------------------------|--------------------------------------|--------------------------------------|
| Minimum Side Setbacks               | 5'                                   | 10'                                  |
| Minimum Aggregate Side Setback      | 10'                                  | 20'                                  |
| Minimum Rear Setback                | 20'                                  | 25'                                  |
| Maximum Impervious Surface Coverage | 70%                                  | 50%                                  |
| Minimum Living Unit Area            | Ranch: 1,000 sf<br>2-Story: 1,200 sf | Ranch: 1,000 sf<br>2-Story: 1,200 sf |

In addition to the minimum front setback requirement, per staff request, the PUD is requiring there to be a minimum two (2) foot offset for adjacent lots along the main north/south street to add variation in building lines along the long stretch of road.

Architecture

The proposed PUD incorporates an Illustrative Architectural Exhibit into the ordinance to illustrate the anticipated character of and to establish a benchmark for the architecture and design of the dwellings. These elevations were approved at the PUD Committee at its March 11, 2020 meeting. Approved Elevations will be incorporated into the PUD Ordinance. All homes shall be substantially similar in quality and character with the Approved Elevations. 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.

In order to avoid blank architecture on the rear of homes facing a public view, all lots designated with a black circle on **Exhibit D** shall incorporate one (1) or more of the features from the below list on the home's rear façade, and all lots designated with a red circle on **Exhibit D** shall incorporate two (2) or more features from the below list on the home's rear façade:

- rear façade offset (a minimum of 4' wide and 4' feet deep);
- masonry on all four sides, but, in all cases a minimum to the bottom of the lowest windowsill on the front facade;
- sun room;
- covered porch;
- screened in porch;
- rear pergola;
- additional rear exterior material;
- enhanced window treatment (window grids or 1" x 4" nominal trim) on all four (4) sides of the home;
- bay window.

The PUD ordinance also incorporates the following standards for garage design:

- All garage areas shall be a minimum of 420 square feet in area or have a designated storage area a minimum of 4' deep x 6' long.
- Every two (2) bays (not more than 25' wide) shall have a separate door and shall have a 2' plane separation from adjacent door(s).
- Each garage door shall include a decorative design substantially similar in quality and character as illustrated in Garage Door Exhibit.

Roadway & Access

The project would provide for half-street right-of-way along the north side of 106<sup>th</sup> Street and will add an additional local road and two (2) cul-de-sacs within the development. The main entrance to this subdivision would be from 106<sup>th</sup> Street and there will be an emergency access only connection, required per Fire Code, to the existing Fairwoods Drive street in the Windermere neighborhood to the east. ROW improvements outlined in the attachment label 'A&F Engineering Memo'

will be required along 106<sup>th</sup> St.

Pedestrian Network / Open Space

The developer will construct an asphalt path (per the Fishers 2040 Comprehensive Plan) along 106<sup>th</sup> within public right-of-way. A pedestrian network connecting to the path along 106<sup>th</sup> Street and to the existing Windermere neighborhood will be provided within the development. This pedestrian network will wrap around the proposed detention pond and qualifies as the required Open Space for the neighborhood.

Conservation Area

A twenty foot (20') wide Tree Conservation Area is proposed along the perimeter of the development. This conservation area will be placed in Common Area (not on private property) and add an additional buffer between the homes and adjacent residents.

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**CITY COUNCIL 1<sup>st</sup> READING AND PLAN COMMISSION**

The rezone request went to City Council for 1<sup>st</sup> Reading on February 17, 2020 and the Advisory Plan Commission at its March 11, 2020 meeting sent a favorable recommendation to Council with a vote of 10-1. Below is a summary of the comments provided by Council during 1<sup>st</sup> Reading and how these have been addressed by the petitioner.

Lot Size/Buildable Area

Councilman DeReamer raised concerns regarding the lot size and buildable area being proposed within the PUD. This development is similar in density to the Britton Falls neighborhood where there have been many variance requests for rear patios/sunrooms that encroach into rear setbacks and easements. An attachment to this staff report labeled 'Lot Exhibit' shows two (2) site layouts for a typical 52' and 62' wide lot. Both examples show the largest floor plan (the Ascend) maxed out with potential homebuyer add-ons on each sized lot.

Connection to Fairwoods Drive

Residents along Fairwoods Drive brought up concerns with the initial full access connection to the existing Fairwoods stub street/cul-de-sac. Council requested that staff determine what type of access would be necessary for public safety. At this time, an emergency access only connection is being proposed by the petitioner which has been found acceptable by Planning, Engineering and Fire. Details of this connection (width, bollards, etc.) will be worked through with the Technical Advisory Committee.

Affordable Housing

Councilwoman DeLong inquired about the size and price point of the proposed homes as they relate to affordable housing. Per staff's request, the petitioner has reduced the minimum building floor area to align with the R5 Residential District to allow for the option of a smaller home size. The character of all homes within the development will still be required to match that of the Illustrative Architectural Exhibit.

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**STAFF COMMENTS:**

State Statute

For all rezones, Indiana Code Section 36-7-4-603 states that reasonable regard shall be paid to the following items.

1. The Comprehensive Plan – The Fishers 2040 Comprehensive Plan designates this property as Suburban Residential, with a density range of 2-4 dwelling units per acre (du/ac). This project would have a density of approximately 2.6 du/ac.
2. Current conditions and the character of current structures and uses – This rezone request is being made by the property owner.
3. The most desirable use for which the land is adapted – The Comprehensive Plan designates this area as single-family residential, which is consistent with the proposed PUD Ordinance.
4. The conservation of property values throughout the jurisdiction – The PUD regulations, which include enhanced architectural standards, will ensure that the development will not have a negative impact on the surrounding properties and will therefore conserve property values.
5. Responsible growth and development – This project will provide necessary safety connections to adjacent development. The regulations in the PUD will help ensure orderly development that will not have a negative impact on the public's health or general welfare.

Staff recommends that the City Council approve on the basis that the rezone is consistent with the Comprehensive Plan.

---

**ATTACHMENTS:**

- 1) Petitioner's Packet
- 2) A&F Engineering Memo
- 3) Lot Exhibit

# IRON POINTE

## Planned Unit Development



PRESENTED BY  
STEVEN D. HARDIN, ESQ.



City Council | Final Reading | May 18, 2020

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**IRON POINTE PUD**



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**Developer:**

**Caitlin Dopher  
Manager of Land Planning  
and Entitlement: Indianapolis**

**Pulte Homes of Indiana, Inc.  
11590 N. Meridian St., Ste. 530  
Carmel, IN 46032**

**Attorney:**

**Steven D. Hardin, Esq.  
Kevin A. Wilson, Paralegal**

**Faegre Drinker Biddle & Reath LLP  
600 E. 96th Street, Suite 600  
Indianapolis, IN 46240**

**Telephone: 317.569.9600  
Fax: 317.569.4800**

**Tab 1**

**Executive Summary**

**Tab 2**

**Aerial Location Map**

**Tab 3**

**Concept Plan**

**Tab 4**

**Illustrative Architectural Exhibit**

**Tab 5**

**Proposed PUD Ordinance**

# TAB 1

## EXECUTIVE SUMMARY

### IRON POINTE PUD



Pulte Homes of Indiana, Inc. (“Pulte”) is pleased to introduce its newest proposed Fishers community, “Iron Pointe,” located on the 20-acre parcel south of 106th Street and east of Mollenkopf Road. (Please see the Aerial Location Map at Tab 2.) This 52-home empty-nester neighborhood will feature Pulte’s Enclave Series with master bedrooms on the main floor and home sizes ranging from 1,683 square feet to 1,953 square feet with optional lofts and basements. (Please see the Concept Plan at Tab 3 and the Illustrative Architectural Exhibit at Tab 4.) The price range is expected to be between \$300,000 and \$450,000.

If approved, site development work is anticipated to begin later this year.

#### Update Since City Council First Reading

At the Plan Commission’s March 11, 2020, meeting, the Plan Commission held the public hearing for this proposal. After conducting the public hearing, the Plan Commission voted 10-1 to forward the proposed PUD Ordinance to the City Council with a favorable recommendation. Revisions made to the PUD Ordinance since First Reading are identified at Tab 5 either by ~~red strikethrough text~~ or blue text. Most of the revisions have been made by request of either the neighbors or City staff.

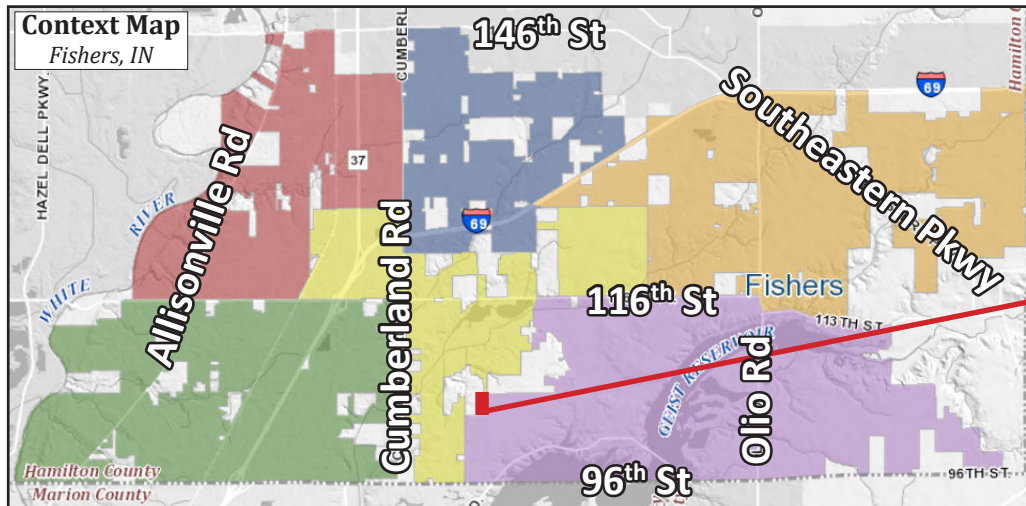
Thank you for your consideration.



# TAB 2

**AERIAL LOCATION MAP (+/- 19.93 ACRES)**

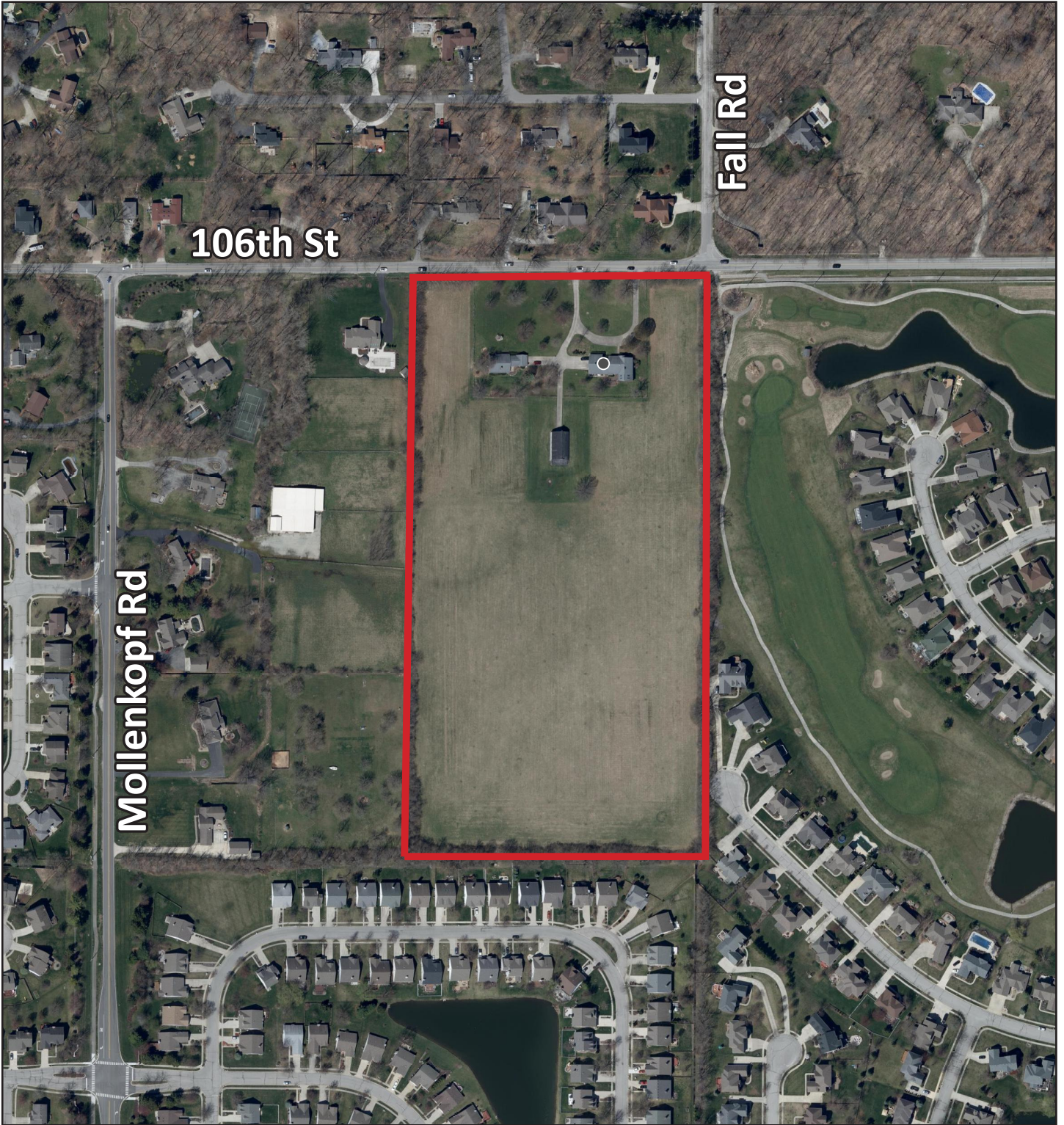
**IRON POINTE PUD**



**REAL ESTATE**

AERIAL LOCATION MAP (+/- 19.93 ACRES)

IRON POINTE PUD



# TAB 3

CONCEPT PLAN

IRON POINTE PUD



# TAB 4

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

IRON POINTE PUD



ILLUSTRATIVE ARCHITECTURAL EXHIBIT

IRON POINTE PUD





# TAB 5

2020

IRON POINTE PUD



Planning & Zoning Department

City of Fishers

Ordinance: ~~\_\_\_\_\_~~ 021720



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

### 1. Declaration

- a. Ordinance No. 021720 (this "Ordinance")
- b. Adopted: 5/18/2020

### 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 "Iron Pointe PUD."

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

### 3. Applicability

The standards of the UDO applicable to the *R5 Residential District* shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

### 4. Allowed Uses

All uses permitted in the *R5 Residential District* shall be permitted.

## 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

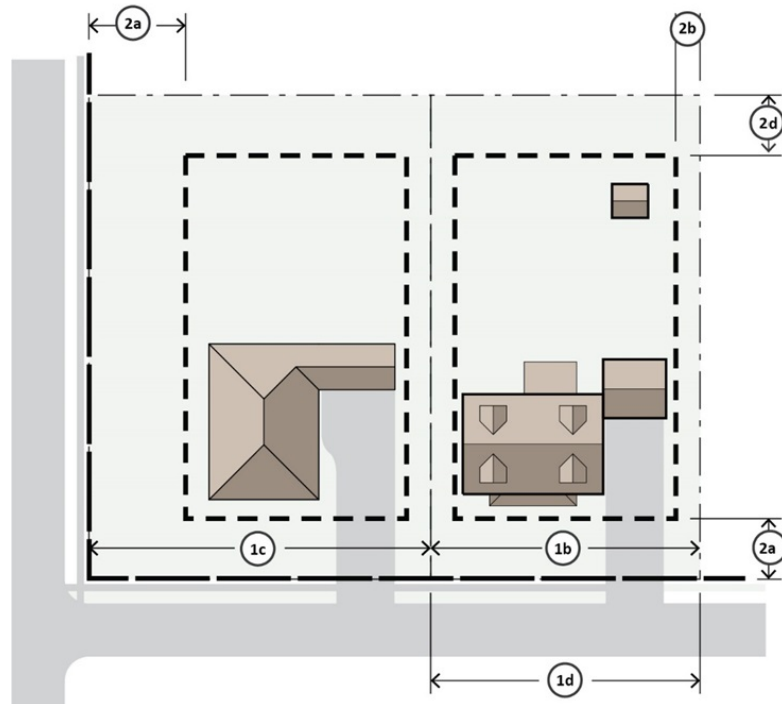
The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance.

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

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

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

| 1. Minimum Lot Dimensions                     |   |
|---|---|
| 1a. Lot area                                  | 6,600 sf  |
| 1b. Lot width at building line – standard     | 52'   |
| 1c. Lot width at building line – corner       | 77'   |
| 1d. Lot frontage                              | 50'   |
| 2. Minimum Building Setbacks                  |   |
| 2a. Front - local street / other street type  | 20' / 40'   |
| 2b. Side                                      | 5'  |
| 2c. Side, Aggregate                           | 10'   |
| 2d. Rear                                      | 20'   |
| 3. Maximum Building Height                    |   |
| 3a. Primary structure                         | 35'   |
| 4. Building Floor Area                        |   |
| 4a. Living unit area, <u>1-story</u> (min)    | 1,600000 sf                                       |
| <u>4b. Living unit area, 2-story (min)</u>    | <u>1,200 sf</u>                                   |
| 5. Other                                      |   |
| 5a. Requires municipal water and sewer hookup |   |
| 5b. Impervious area of lot (max)              | <del>45</del> 70%                                 |
| 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>           |



- 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**, ~~are~~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) Side and Rear Elevations~~
  - ~~(2) 30% of the:~~ All lots designated with a black circle on ~~the Concept Plan~~Exhibit D shall incorporate one (1) or more of the features from the below list on the home's rear façade, and all lots designated with a red circle on Exhibit D shall incorporate two (2) or more ~~of the following~~ features: ~~a) from the below list on the home's rear façade:~~
    - i. rear façade offset (a minimum of ~~13'4'~~ wide and ~~7'4'~~ feet deep); ~~b)~~
    - ii. masonry on all four sides, but, in all cases a minimum to the bottom of the lowest window sill; ~~c) rear on the front facade;~~
    - iii. sun room; ~~d) rear~~
    - iv. covered porch; ~~e)~~
    - v. screened in porch; ~~f)~~
    - vi. rear pergola; ~~g)~~
    - vii. additional rear exterior material; ~~h)~~
    - ~~(i)~~viii. enhanced window treatment (window grids and or 1" x 4" nominal trim-a minimum of 5 ½") on all four (4) sides of the home;
  - ~~(ii) 50% of the lots designated with a red circle on the Concept Plan shall incorporate two (2) or more of the following features: a) Façade offset (a minimum of 15' wide and 7' feet deep); b) masonry on all four sides, but, in all cases a minimum three (3) foot wainscot; c) rear sun room; d) rear covered porch; e) screened in porch; f) rear pergola; g) additional rear exterior material; h) enhanced window treatment (window grids and trim a minimum of 5 ½") on all four (4) sides of the home.~~
  - ~~(3) Window Trims~~
    - ~~(i) All windows of all dwellings shall include a minimum four (4) inch normal trim.~~
    - ix. bay window.
  - ~~(4)~~(3) Garage Design

- (i) All garage areas shall be a minimum of 420 square feet in area or have a designated storage area a minimum of 4' deep x 6' long.
  - (ii) Every two (2) bays (not more than 25' wide) shall have a separate door, and shall have a 2' plane separation from adjacent door(s).
  - (iii) Each garage door shall include a decorative design substantially similar in quality and character as illustrated in Garage Door Exhibit, attached hereto as Exhibit ~~D~~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. [In addition, prior to recording a secondary plat for the Real Estate, the developer shall invite the west adjoining neighbors to walk the west property line to identify any gaps of greater than 20' in the existing tree row within which the adjoining neighbor requests supplemental native Indiana hardwood trees and/or evergreen trees \(from the City's Approved Tree Species list\) to be planted at a rate of 6 per 100' of gap. The requested supplemental trees shall be planted by the first planting season following construction completion of the section adjacent to the west property line.](#)
  - h. **Article 6.8. Lot Standards:** Shall apply, except as modified by this Ordinance.
    - (1) **Minimum Front Setback:** Twenty feet (20'), but there shall be a minimum two (2) foot offset for adjacent lots along the main north/south street.
  - 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.
  - 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.
- c. **Article 8.3. Street & Alley Standards:** Shall apply.
- d. **Article 8.4. Open Space, Common Area & Amenity Standards:** Shall apply.
- e. **Article 8.5. Other Design Standards:** Shall apply.
- f. [Connection to Fairwoods Drive: Notwithstanding any other provision herein or in the UDO, a full access connection shall not be required to be made from the Real Estate to Fairwoods Drive.](#)

[Instead, a connection providing emergency and pedestrian and bicycle access only shall be installed as shown illustratively on the Concept Plan.](#)

**9. Floodplain Standards**

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

**10. Procedures & Permits**

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply, ~~except as modified by this Ordinance.~~

~~a. **Article 10.1. Procedures:** Shall apply. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.~~

~~(1) 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 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.~~

**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,<br>President       |  |  |
|  | Selina M. Stoller,<br>Vice President |  |  |
|  | David George,<br>Member              |  |  |
|  | C. Pete Peterson,<br>Member          |  |  |
|  | John Weingardt,<br>Member            |  |  |
|  | Todd Zimmerman,<br>Member            |  |  |
|  | Brad DeReamer,<br>Member             |  |  |
|  | Samantha DeLong<br>Member            |  |  |
|  | Jocelyn Vare,<br>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,<br>Member  |  |                   |
| /s/ Selina M. Stoller | Selina M. Stoller,<br>Member |  |                   |
| /s/ David George      | David George,<br>Member      |  |                   |
| /s/ Pete Peterson     | C. Pete Peterson,<br>Member  |  |                   |
| /s/ John Weingardt    | John Weingardt,<br>Member    |  |                   |
| /s/ Todd Zimmerman    | Todd Zimmerman,<br>Member    |  |                   |
|                       | Brad DeReamer,<br>Member     |  | /s/ Brad DeReamer |
| /s/ Samantha DeLong   | Samantha DeLong<br>Member    |  |                   |
| /s/ Jocelyn Vare      | Jocelyn Vare,<br>Member      |  |                   |

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 18th day of May 2020, at 8:45 p. m.

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

**MAYOR'S APPROVAL**

/s/ Scott A. Fadness

May 18, 2020

\_\_\_\_\_  
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

## Exhibit A – Real Estate

Part of the Northeast Quarter of the Northeast Quarter of Section 8, Township 17 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a stone marking the Northeast corner of the said Quarter Quarter Section; thence South 89 degrees 31 minutes 05 seconds West along the North line thereof 658.75 feet to a point which lies North 89 degrees 31 minutes 05 seconds East 660.85 feet from the Northwest corner of the said Quarter Quarter Section, said Northwest corner lies South 89 degrees 31 minutes 05 seconds West 1319.60 feet from the Northeast corner of the said Quarter Quarter Section and North 89 degrees 31 minutes 05 seconds East 1319.60 feet from the Northwest corner of the Northeast Quarter of the said Section; thence South 00 degrees 07 minutes 31 seconds West parallel with the West line of the said Quarter Quarter Section 1318.01 feet to the South line of the said Quarter Quarter Section; thence North 89 degrees 27 minutes 24 seconds East 659.28 feet to the Southeast corner of the said Quarter Quarter Section; thence North 00 degrees 06 minutes 06 seconds East along the East line of the said Quarter Quarter Section 1317.30 feet to the place of beginning, containing 19.934 acres, more or less.

Exhibit B – Concept Plan





Exhibit C – Illustrative Architectural Exhibit





Exhibit D





[Exhibit E](#) – Garage Door Exhibit





TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSES  
STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING  
PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES  
CONSTRUCTION OBSERVATION • SITE ENGINEERING

REGISTRATION  
INDIANA  
ILLINOIS  
KENTUCKY  
MICHIGAN  
OHIO  
MISSOURI  
TEXAS

STEVEN J. FEHRIBACH, P.E.  
PRESIDENT

JOSEPH T. RENGEL, P.E.  
VICE PRESIDENT

R. MATTHEW BROWN, P.E.  
VICE PRESIDENT

February 17, 2020

Jason Taylor, P.E.  
Director of Engineering  
One Municipal Drive  
Fishers, Indiana 46038  
**RE: Iron Pointe Subdivision**

Mr. Taylor,

At the request of the Fishers Engineering Department, A&F Engineering has reviewed the above subdivision with regards to access along 106<sup>th</sup> Street.

As presently planned, this subdivision will consist of approximately 52 single-family units and will be developed with 2 access points. The primary access point will be located on 106<sup>th</sup> Street west of Fall Road. Secondary access point will be a connection to an existing subdivision located to the east of this proposed development.

The critical peak hours will be the PM peak hours due to the fact people will mostly be returning home from work. The primary direction that people will be returning will be from the west. Based on the number of homes, it can be anticipated that approximately 34 trips will turn right into the subdivision and 6 trips will turn left.

Based on the fact that there will be a connection to the existing subdivision, it can be anticipated there will be cut-through traffic through the proposed subdivision.

Therefore, the following recommendations for the development of the proposed access points are as follows:

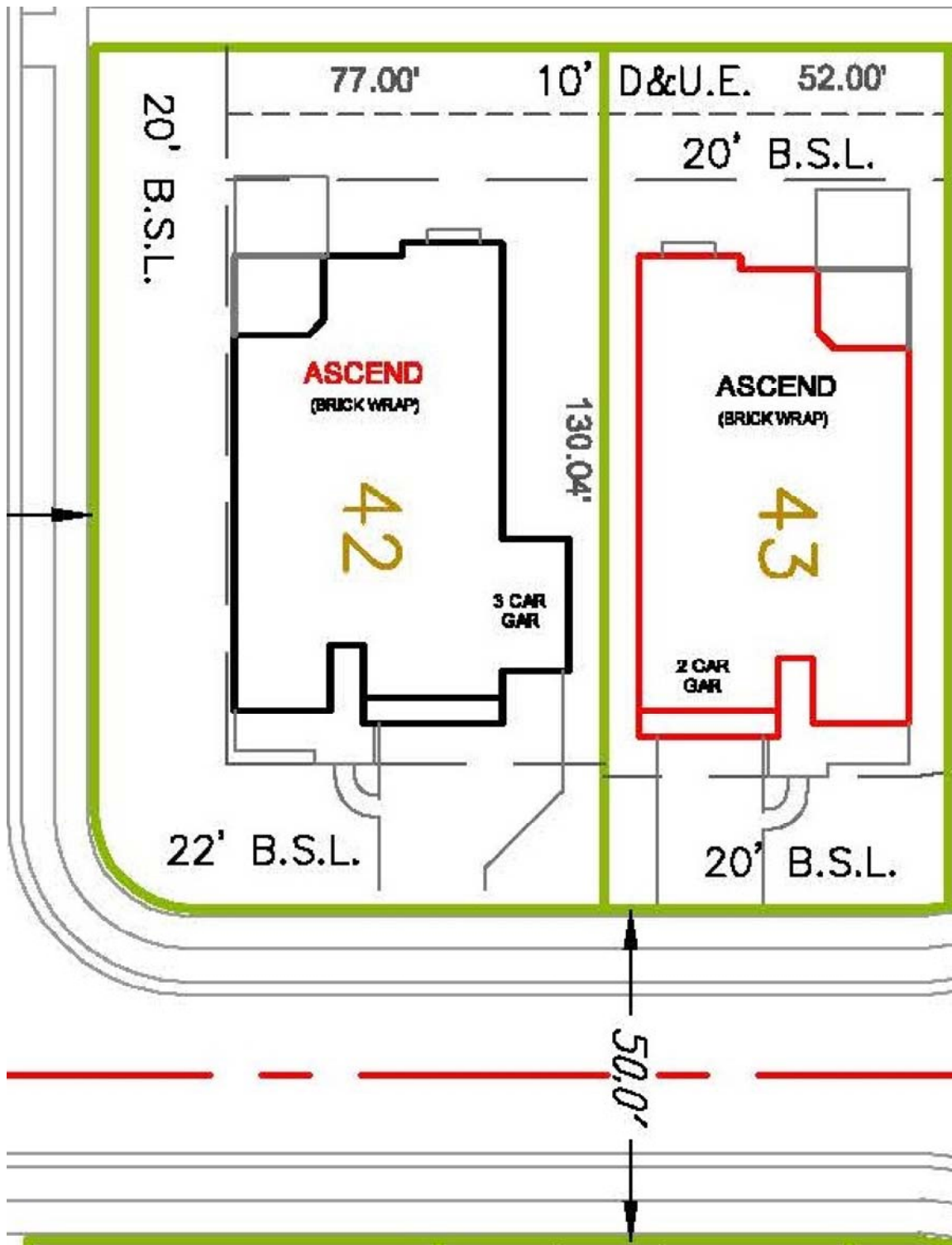
1. The access point should be developed with two outbound lanes and 1 inbound lane
2. The access point should be developed with a Right-turn deceleration lane. This lane should extend through the proposed access point and past Fall Road. This will provide good access to the subdivision but also create a passing blister for Fall Road. This extension of the Right-turn lane/passing blister will reduce any confusion for drivers if they are wishing to turn left onto Fall Road.

If you should have any questions or comments, please contact me.

Sincerely,

A & F Engineering

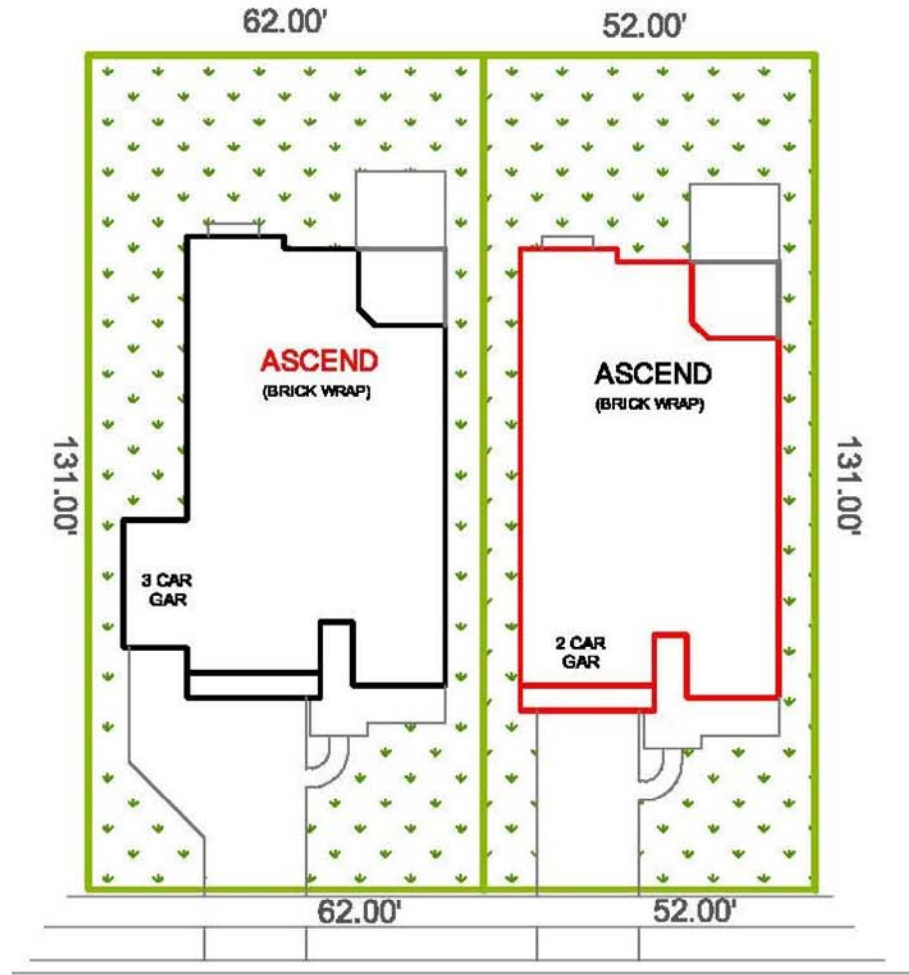
Steven J. Fehribach, P.E.  
President



62' WIDE LOT  
±8,122 SF  
IMPERVIOUS AREA  
±4,173 SF

---

±51% COVERAGE



52' WIDE LOT  
±6,812 SF  
IMPERVIOUS AREA  
±3,681 SF

---

±54% COVERAGE



# Council Action Form

|   |   |  |  |   |
|---|---|--|--|---|
| <b>MEETING DATE</b>   | May 18, 2020  |  |  |   |
| <b>TITLE</b>  | Request to approve a rezone of approximately 19.93 acres from R2-Residential to Planned Unit Development-Residential (Iron Pointe PUD), generally located on the south side of 106 <sup>th</sup> Street, east of Mollenkopf Road. |  |  |   |
| <b>SUBMITTED BY</b>   | Name & Title: Megan Schaefer, Planner III, Planning & Zoning  |  |  |   |
|   | Department:   |  |  |   |
| <b>MEETING TYPE</b>   | <input type="checkbox"/> Work Session   | <input checked="" type="checkbox"/> Regular      | <input type="checkbox"/> Special   | <input type="checkbox"/> Retreat                  |
|   | <input type="checkbox"/> Executive  |  |  |   |
| <b>AGENDA CLASSIFICATION</b>  | <input type="checkbox"/> Consent  | <input checked="" type="checkbox"/> Ordinance    | <input type="checkbox"/> Resolution  | <input type="checkbox"/> Regular                  |
| <b>ORDINANCE/RESOLUTION</b><br>(New ordinances or resolutions are assigned a new number)  | <input type="checkbox"/> 1 <sup>st</sup> Reading  | <input type="checkbox"/> 2 <sup>nd</sup> Reading | <input type="checkbox"/> Public Hearing  | <input type="checkbox"/> 3 <sup>rd</sup> Reading  |
|   |   |  |  | <input checked="" type="checkbox"/> Final Reading |
|   | Ordinance #: 021720   |  | Resolution #:  |   |
| <b>CONTRACTS</b><br>(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 <b>required</b> for this item   |  | <input type="checkbox"/> Signed copy of contract attached  |   |
|   | <input type="checkbox"/> Seeking award or other scenario & <b>will provide contract</b> at a later date   |  | <input checked="" type="checkbox"/> <b>No contract</b> for this item   |   |
|   | <input type="checkbox"/> Contract <b>over</b> \$50,000<br>Please mark the box in the other column that pertains to this contract.   |  | <input type="checkbox"/> Services<br><input type="checkbox"/> Capital Outlay<br><input type="checkbox"/> Debt Services |   |
| <b>HAMILTON COUNTY</b><br>(Some documents need recorded by the City Clerk)  | <input checked="" type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office<br><br><input type="checkbox"/> Wait 31 days <b>prior to</b> filing with the County Recorders' Office                      |  | <input type="checkbox"/> Document <b>does not need</b> recorded with the County Recorder's Office                      |   |

|   |  |   |
|---|--|---|
|   |  |   |
| <b>APPROVALS/REVIEWS</b>  | <input type="checkbox"/> Assistant/Deputy Department Head  | <input type="checkbox"/> Controller's Office          |
|   | <input checked="" 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 –<br><i>Name of Reviewer:</i>   |   |
| <b>BACKGROUND</b><br>(Includes description, background, and justification)                  | <p>Faegre Baker Daniels, LLC on behalf of the Pulte Group requests a rezone of approximately 19.93 acres of land zoned R2-Residential to Planned Unit Development-Residential. The new zoning district will be know as the 'Iron Pointe PUD' and is generally located on the south side of 106 Street, between Mollenkopf Rd and Fall Rd. The underlying zoning district for this PUD will be similar to the R5-Residential Zoning District found within the City's Unified Development Ordinance (UDO). The project consists of 52 single-family residential lots, including open space and tree conservation areas.</p> <p>Please reference the Petitioner's Packet for the proposed Concept Plan and Illustrative Architectural Exhibit for the proposed homes to be built.</p> |   |
| <b>BUDGETING AND FINANCIAL IMPACT</b><br>(Includes project costs and funding sources)       | Budgeted \$:   | Not applicable (N/A)                                  |
|   | Expenditure \$:  | N/A   |
|   | Source of Funds:   | N/A   |
|   | Additional Appropriation #:  | N/A   |
|   | <b>Narrative:</b>  | N/A   |
| <b>OPTIONS</b><br>(Include <i>Deny Approval</i> Option)                                     | 1.   | Hold Final Reading and approve                        |
|   | 2.   | Hold Final Reading and deny                           |
|   | 3.   | Continue  |
|   | 4.   | Do not hold Final Reading                             |
| <b>PROJECT TIMELINE</b>   | <p>February 17, 2020 – Anticipated 1<sup>st</sup> Reading at City Council<br/> March 11, 2020 – Anticipated PUD Committee meeting and Public Hearing at Plan Commission<br/> May 18, 2020 – Anticipated Final Reading at City Council</p>  |   |
| <b>STAFF RECOMMENDATION</b><br>(Board reserves the right to accept or deny recommendations) | Staff recommends that City Council hold Final Reading and approve.   |   |
| <b>SUPPLEMENTAL INFORMATION</b><br>(List all attached documents)                            | <ol style="list-style-type: none"> <li>Staff Report</li> <li>Petitioner's Packet (includes PUD Ordinance and Concept Plan)</li> <li>A&amp;F Engineering Memo</li> <li>Lot Exhibit</li> </ol>   |   |