

2024047933 ORDI \$25.00  
12/12/2024 03:56:31PM 22 PGS  
Trini Beaver  
Hamilton County Recorder IN  
Recorded as Presented



JMZ

KID CITY CYNTHEANNE ROAD PUD



Planning & Zoning Department  
City of Fishers  
Ordinance: #090924G



**KID CITY CYNTHEANNE ROAD PUD  
2024**

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

**A. Declaration**

1. Ordinance No. 090924G
2. Adopted:

**B. Purpose and Intent**

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Section 1.6 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development - Commercial District (PUD-C), and that said PUD-C zoning district shall hereafter be known as the "Kid City USA Cyntheanne Road 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 All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

**C. Applicability**

The standards of the UDO applicable to the C1 District shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Chapter" cross-references of this Ordinance shall hereafter refer to the Chapter section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6.: Introductory Provisions: Transition Rules* also shall apply to amendments.

**D. Allowed Uses**

1. All uses permitted are listed under the **C1 Zoning in Sec. 5.1.5. Permitted Use Table**.
2. In addition to the applicable use standard as set forth in *Chapter 5: Use Regulations* shall also apply. The following are defined as allowable limited uses per the Permitted Use Table per Chapter 5, 5.1.5:
  - a. Child Care Center (Daycare)
  - b. Clinic
  - c. Office
  - d. Personal Services (Optometrist Only)
  - e. Medical

**KID CITY CYNTHEANNE ROAD PUD  
2024**

**1.2. Concept Plan**

The Concept Plan attached hereto as “Exhibit A” is hereby incorporated. The Real Estate’s development plan may vary from the Concept Plan; however, per *Sec.10.2.16.(M)(3) PUD District Ordinance Requirements*, the Concept Plan shall show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and Parking Areas; Open Space areas; Conservation and/or Preservation areas; recreation facilities; and other details to indicate the character of the proposed development.

**1.3. Development Standards**

**A. Cross Reference**

The regulations of *UDO 3.3.1 Development Standards* shall apply, except as modified by this Ordinance

**B. Development Standards *Sec UDO 3.3.1* shall apply, except as modified below.**

<b>1. Minimum Lot Dimensions</b>	
1a. Lot area	n/a
1b. Lot width at building line – standard	125'
1c. Lot width at building line – corner	n/a
1d. Lot frontage	125'
<b>2. Minimum Building Setbacks</b>	
2a. Front arterial / other street type	60'
2b. Side	10'
2c. Side, Aggregate	20'
2c. Rear, primary structure	20'
<b>3. Maximum Building Height</b>	
3a. Primary structure	35'
<b>4. Building Floor Area</b>	
4a. Gross Floor, 1-story (min)	n/a
4b. Gross Floor, 2-story (min)	n/a
<b>5. Other</b>	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of a single lot (max)	75%
5c. Alternative standards (See Exhibit “A” for details)	(See Exhibit “A” for details)
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>

**KID CITY CYNTHEANNE ROAD PUD  
2024**

**C. General Regulations:** Shall apply.

**D. Accessory Structure Standards:** Shall apply

**Architectural Design Standards:** Shall apply, shall apply, except as modified below:

(1) **Approved Elevation of Building**

(a) The City's PUD Committee, as its November 6, 2024, meeting, reviewed and approved the set of building plans on file with the City's Planning and Zoning Department (the "Approved Elevation"). The Illustrative Architectural Exhibit, attached hereto as Exhibit B, is a sampling and general representation of the approved building elevation. The Approved Elevations are hereby incorporated and approved. All buildings shall be substantially consistent with the Approved Elevations 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.

**E. Entrances & Driveways:** Shall apply

**F. Exterior Lighting Standards:** Shall apply

**G. Height Standards:** Shall apply

**H. Landscaping Standards:** Shall apply

**I. Lot Standards:** Shall apply

**J. Outdoor Display & Storage Standards:** Shall apply

**K. Parking & Loading Standards:** Shall apply

**L. Pedestrian Accessibility Standards:** Shall apply

**M. Permitted Nonresidential Structure Standards:** Shall apply

**N. Property Identification Standards:** Shall apply

**O. Public Art Standards:** Shall apply

**P. Setback Standards:** Shall apply

**Q. Signage Standards:** Shall apply

**R. Wall & Fence Standards:** Shall apply

**S. Water & Sewer Standards:** Shall apply

**T. Vision Clearance Standards:** Shall apply

**U. Additional Commitments:** Elevation contains dormers over doors, pillar post shall be 3' of brick with a tapered post (6" minimum) width. Lighting on building (see elevations Exhibit "B") shall be required as approved by the Planning Staff.

**1.3. Planned Unit Development Design Standards**

**A. Cross Reference:** The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified by this ordinance.

**B. General Provisions:** Shall apply

**C. Block, Lot & Access Standards:** Shall apply

**D. Street & Alley Standards:** Shall apply

**KID CITY CYNTHEANNE ROAD PUD  
2024**

**E. Open Space, Common Area & Amenity Standards:** ) shall be modified Per *Article 8.4.6*, the open space shown on Exhibit "A" shall be deemed to satisfy the Open Space standards.

**F. Other Design Standards:** Shall apply

**1.4. Procedures**

The procedures set forth in *Sec. 10.2.16. Planned Unit Development* shall apply except those referenced in this Ordinance.

**1.6. Real Estate**

Record Legal Description:

**RECORD LEGAL DESCRIPTION**

*Warranty Deed recorded as Instrument Number 2013050995 in the Office of the Recorder of Hamilton County, Indiana)*

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 Southwest corner of the North Half of the Northwest Quarter of Section 32, Township 18 North, Range 6 East, said point being collinear with and equidistant from the Southwest corner of the Northwest corner of said Northwest Quarter, thence North 00 degrees 01 minutes 36 seconds East (assumed bearing) 559.00 feet along the West line of said Northwest Quarter; thence North 89 degrees 41 minutes 36 seconds East 279.15 feet; thence South 00 degrees 18 minutes 04 seconds East 559.87 feet to the South line of the North Half of said Northwest Quarter; thence South 89 degrees 52 minutes 18 seconds West 282.35 feet to the point of beginning.

KID CITY CYNTHEANNE ROAD PUD  
2024

Exhibit "A" Conceptual Plan

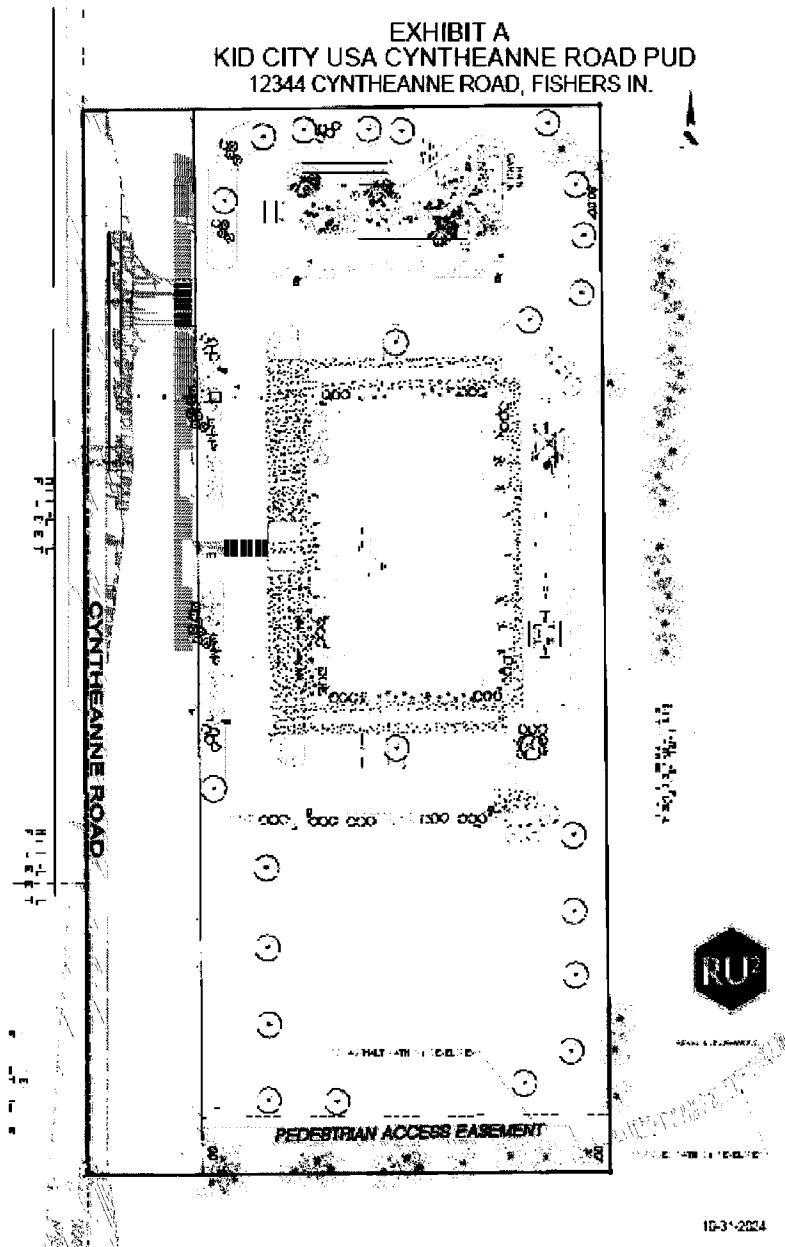
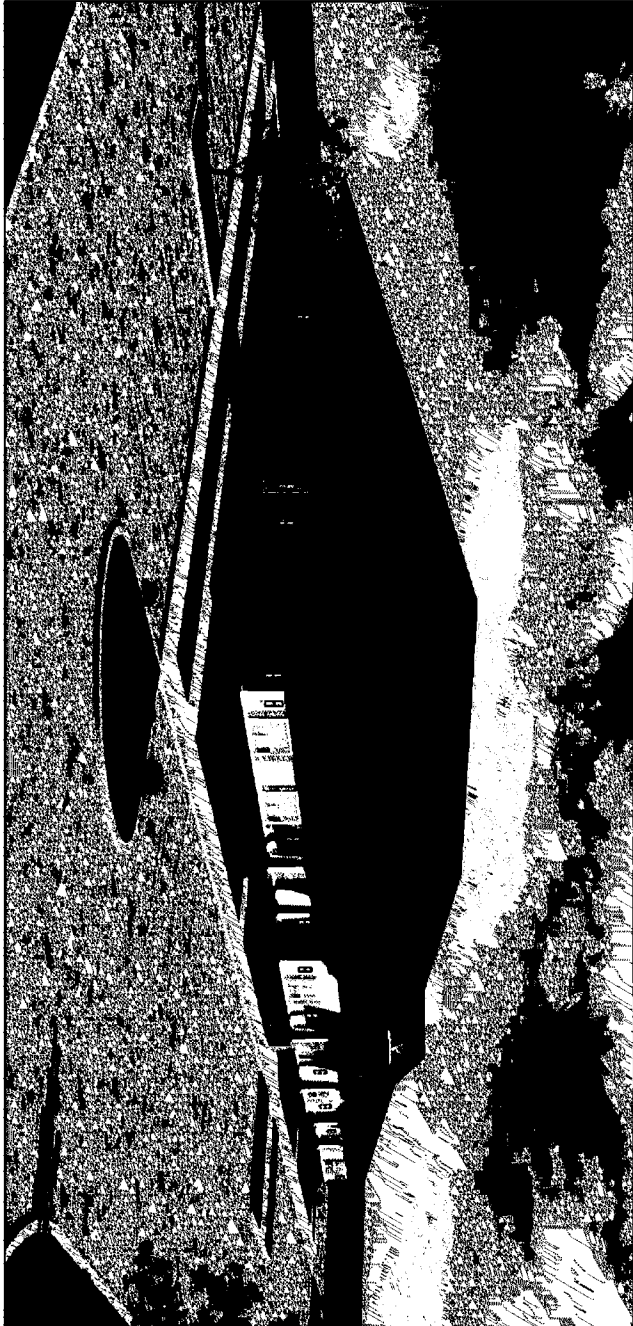


Exhibit "B" Elevations

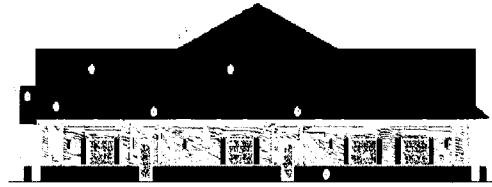


**KID CITY CYNTHEANNE ROAD PUD  
2024**

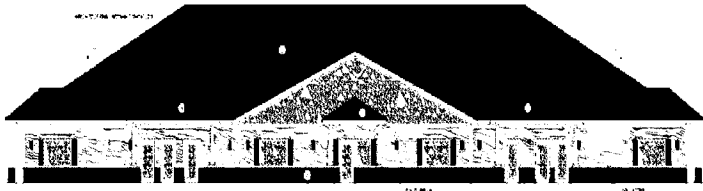
PROJECT NO. 2024-001  
DATE: 08/20/2024  
DRAWN BY: J. SMITH  
CHECKED BY: M. JONES  
SCALE: AS SHOWN  
SHEET NO. 10 OF 10



○ WEST ELEVATION  
SCALE: 1/8" = 1'-0"



○ SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



○ EAST ELEVATION  
SCALE: 1/8" = 1'-0"



○ NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



KID CITY CYNTHEANNE ROAD PUD  
2024

Exhibit "C" Landscape Plan

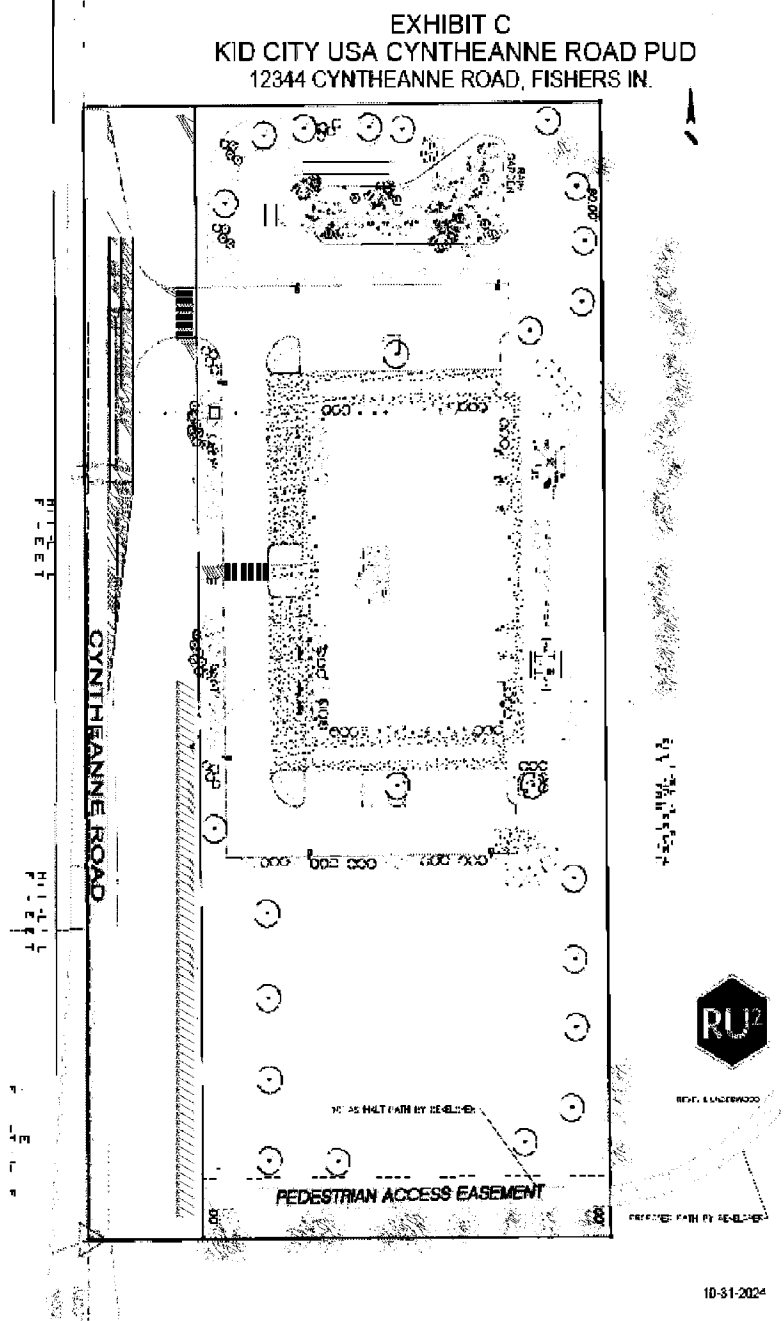


Exhibit "C" Landscape Plan Continued

1.5. Adoption



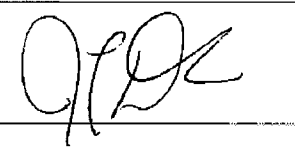
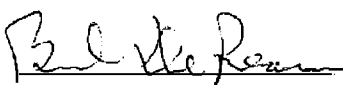
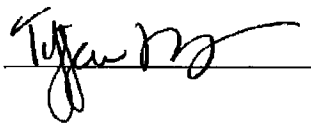
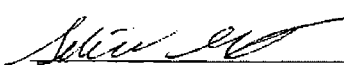
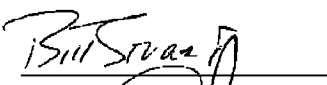
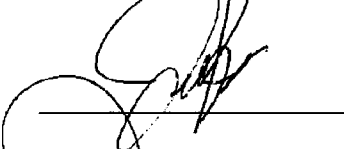
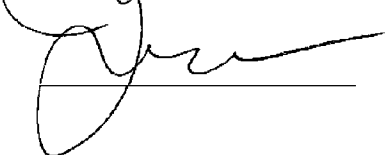
This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this 18th day of NOVEMBER, 2024.

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


AYE

NAY

 _____	Cecilia Coble, President	_____
 _____	C. Pete Peterson, Vice President	_____
 _____	John P. Delucia, Member	_____
 _____	Brad DeReamer, Member	_____
 _____	Tiffanie Ditlevson, Member	_____
 _____	Selina M. Stoller, Member	_____
 _____	Bill Stuart, Member	_____
 _____	John W. Weingardt, Member	_____
 _____	Todd Zimmerman, Member	_____

**KID CITY CYNTHEANNE ROAD PUD  
2024**

I hereby certify that the foregoing Ordinance was delivered to the City of Fishers Mayor Scott Fadness on the 18th day of NOVEMBER, 2024, at \_\_\_\_\_ m.

ATTEST:   
Jennifer L. Kehl, City Clerk



MAYOR'S APPROVAL

NOVEMBER 18, 2024

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

Date

MAYOR'S VETO

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

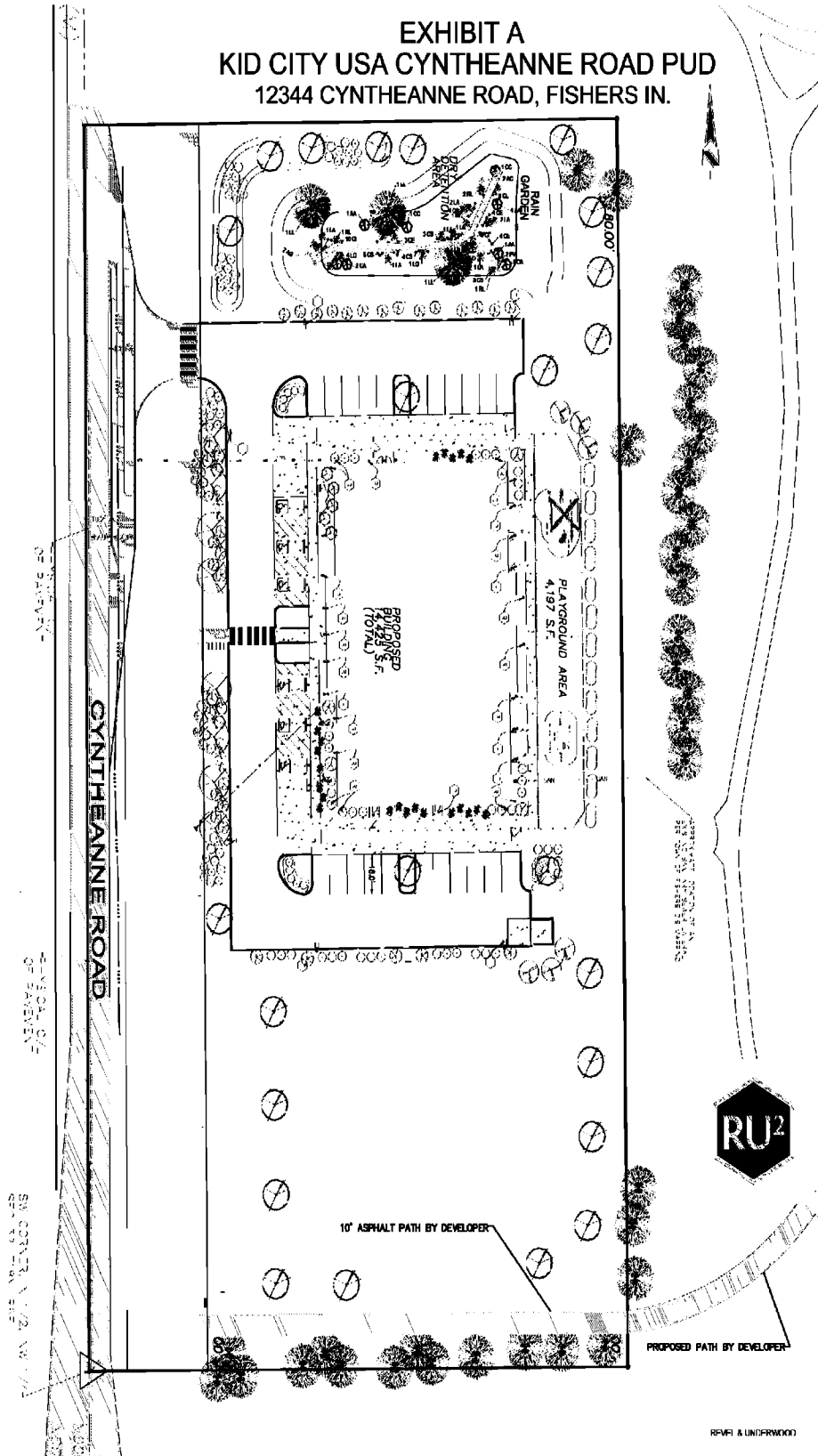
Date

Approved by: Lindsey Bennett, City of Fishers, City Attorney

Prepared by: Bill Evans, Ally Land Consultants

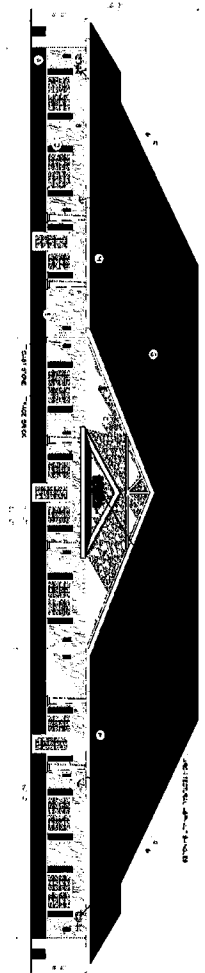
In accordance with the Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. **Bill Evans, Ally Land Consultants.**

EXHIBIT A  
KID CITY USA CYNTHEANNE ROAD PUD  
12344 CYNTHEANNE ROAD, FISHERS IN.

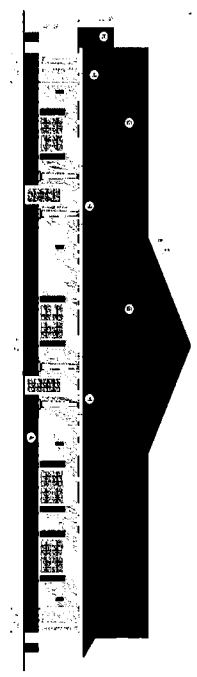


- 1. WEST ELEVATION
- 2. EAST ELEVATION
- 3. SOUTH ELEVATION
- 4. NORTH ELEVATION

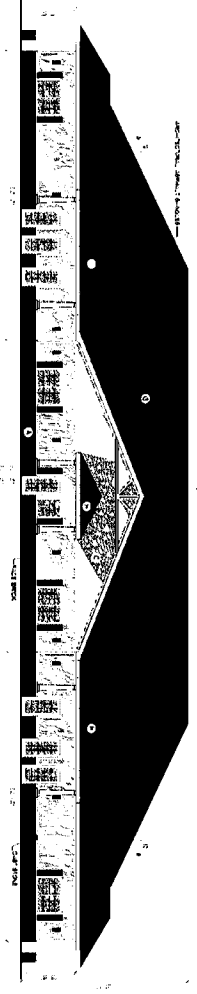
○ WEST ELEVATION  
SCALE: 1/8" = 1'-0"



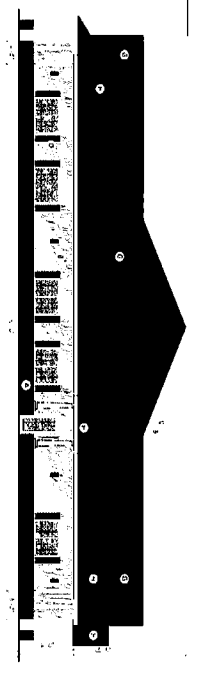
○ SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



○ EAST ELEVATION  
SCALE: 1/8" = 1'-0"



○ NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



NEW CONSTRUCTION  
**KID CITY DAYCARE**

2344 Cypresswood Road  
FORSYTH, GEORGIA

REVEL + UNDERWOOD

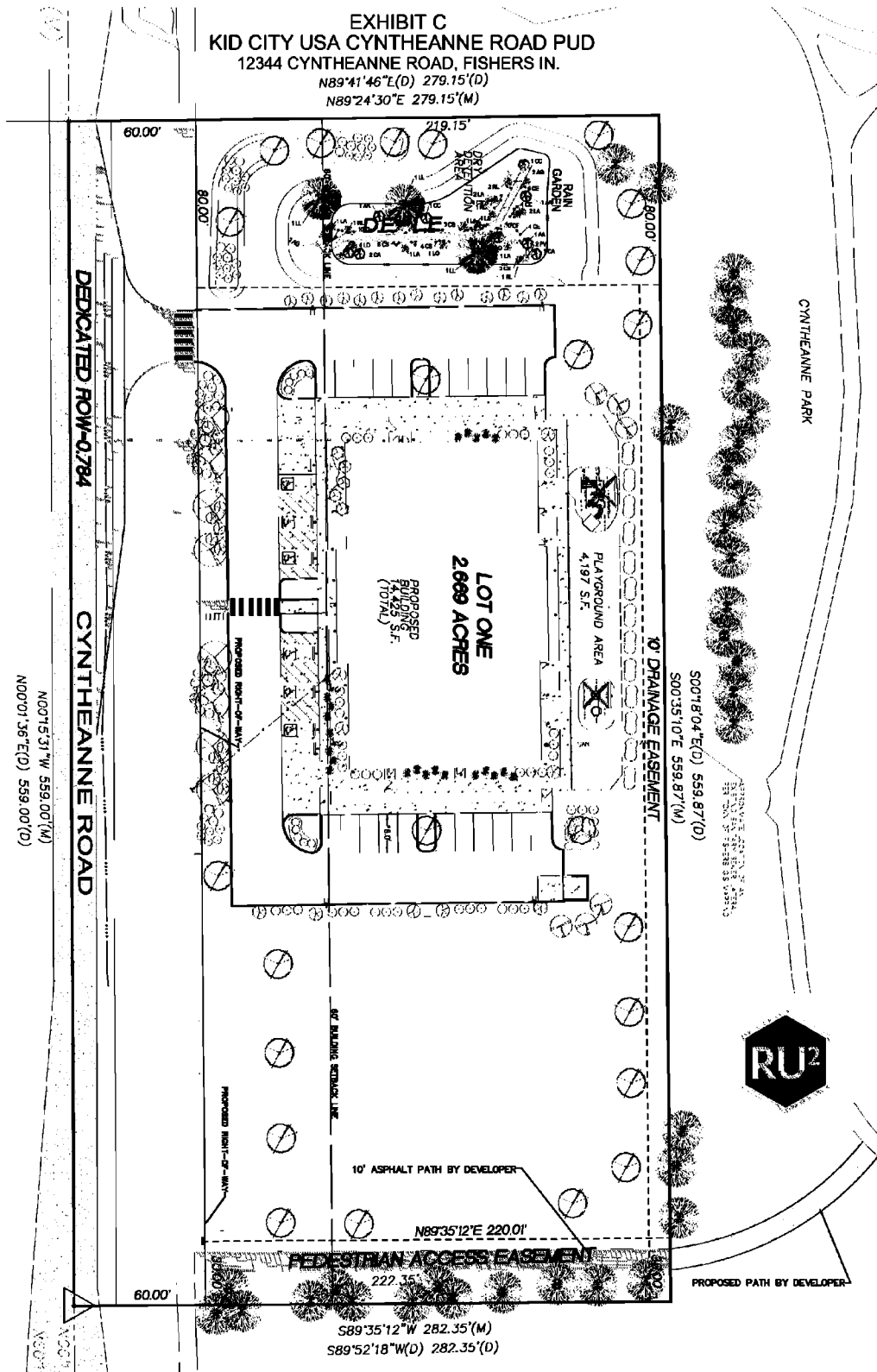
DATE: 08/21/24

PROJECT: KID CITY DAYCARE  
SHEET: A201

REVISIONS:  
1. 08/21/24: INITIAL DESIGN  
2. 08/21/24: REVISIONS

SCALE: 1/8" = 1'-0"

EXHIBIT C  
 KID CITY USA CYNTHIANNE ROAD PUD  
 12344 CYNTHIANNE ROAD, FISHERS IN.  
 N89°41'46"E(D) 279.15'(D)  
 N89°24'30"E 279.15'(M)



DEDICATED ROW-0.784

CYNTHIANNE ROAD

CYNTHIANNE PARK

RU<sup>2</sup>

N00°15'31"W 559.00'(M)  
 N00°01'36"E(D) 559.00'(D)

S00°18'04"E(D) 559.87'(D)  
 S00°35'10"E 559.87'(M)

10' ASPHALT PATH BY DEVELOPER  
 N89°35'12'E 220.01'  
 PEDESTRIAN ACCESS EASEMENT  
 222.35'  
 S89°35'12"W 282.35'(M)  
 S89°52'18"W(D) 282.35'(D)

60.00'

80.00'

60.00'

219.15'

80.00'

222.35'



NEW CONSTRUCTION  
KID CITY DAYCARE  
FISHERS INDIANA



ARCHITECTURE



**City Council Staff Report**  
Meeting Date: November 18, 2024

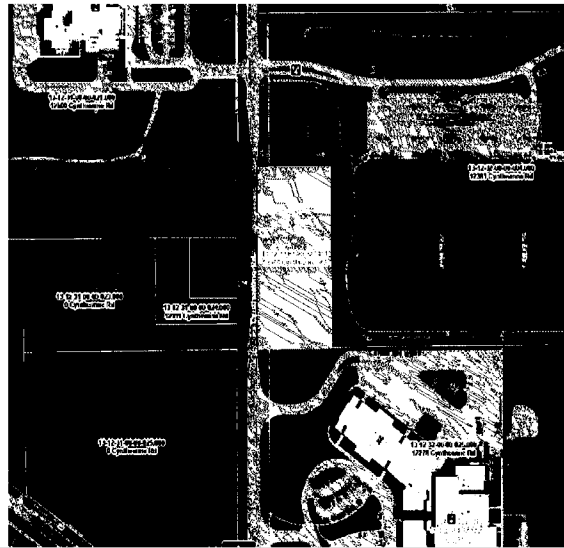
<b>DEPARTMENT CONTACT:</b> Gabrielle Herin ( <a href="mailto:hering@fishers.in.us">hering@fishers.in.us</a> )	<b>CASE NUMBER:</b> RZ-24-1
<b>PETITIONER:</b> Bill Evans, Ally Land Consultants ( <a href="mailto:bevans@allylandconsultants.com">bevans@allylandconsultants.com</a> )	<b>PROPERTY ADDRESS/LOCATION:</b> 12344 Cyntheanne Rd

**REQUEST:** Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City Cyntheanne Road PUD.

<b>APPLICABLE REGULATIONS:</b> City of Fishers Unified Development Ordinance	<b>EXISTING ZONING:</b> R2, in the process of rezoning to Kid City Cyntheanne Rd PUD	<b>FISHERS 2040:</b> Suburban Residential
---	---	--

**Lot Size:** 2.669 Acres

**LOCATION MAP**



**STAFF RECOMMENDATION**

Favorable Recommendation     Unfavorable Recommendation     No Recommendation



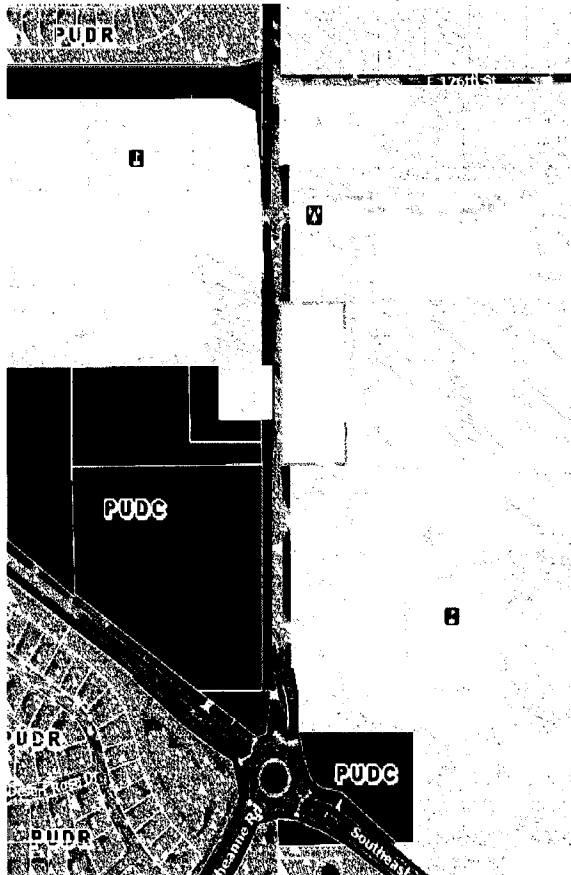
Ord. 090924G | RZ-24-1  
November 18, 2024

---

**ZONING OVERVIEW:**

The property is currently zoned R2 – Residential. Ally Land Consultants on behalf of Kid City USA is requesting a rezone of the property from R2 – Residential to PUDC with limited C1 Commercial uses permitted and other deviations from the Unified Development Ordinance.

- North: PUDR, R2 - (Single Family Residential, Park)
- East: PUDC, R2 - (Park)
- South: PUDC, R2 - (School)
- West: PUDC, R2 - (School, Place of Worship)



Ord. 090924G | RZ-24-1  
November 18, 2024

**PETITION OVERVIEW:**

The current zoning of the property is R2 Residential and there is an existing single-family home on the site. The petitioner is requesting a rezone to PUD-C to allow for the proposed use of a childcare center with C1 Commercial standards.

**ADDITIONAL ITEMS FOR CONSIDERATION:**

**Architecture:**

The building will be a mixture of masonry, fiber cement siding, cast stone and architectural shingles.

**Development Standards:**

Any future development will be required to meet all development standards of the proposed Planned Unit Development or the Fishers Unified Development Ordinance if the standard is not addressed.

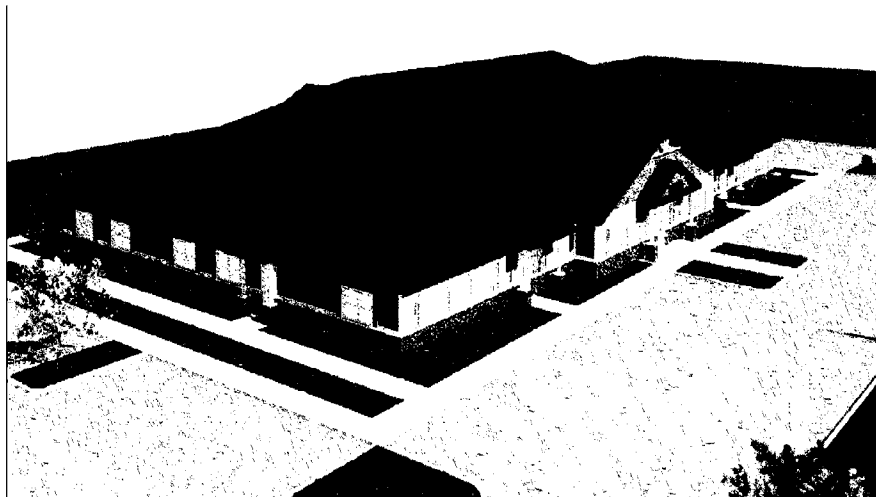
**Traffic:**

A full access drive would be permitted by the Engineering Department.

**Fishers 2040:**

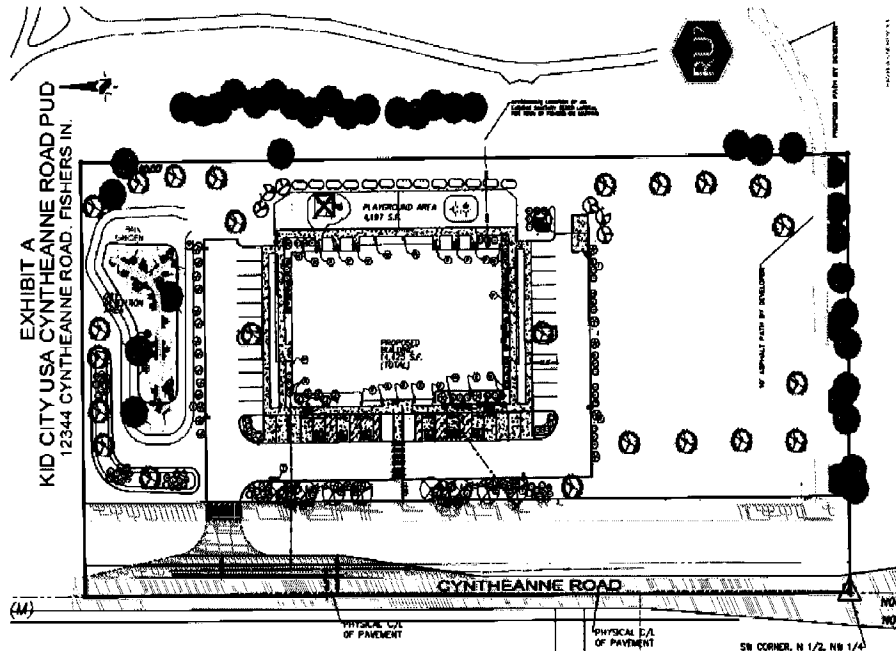
The Fishers 2040 plan lists the future land use as suburban residential.

---



*Northwest corner elevation looking southeast*

Ord. 090924G | RZ-24-1  
November 18, 2024



Site Plan showing the building footprint, parking, access drive location, and proposed landscaping.

**SUMMARY OF NEIGHBORHOOD MEETINGS AND PUBLIC COMMENTS:**

The petitioner held a neighborhood meeting on October 21 at 6:30 PM at Southeastern Elementary School. One person attended. She represented Britton Falls Subdivision and primarily requested more information on the project.

No new public comments or remonstrations have been provided at the time of writing this staff report.

As a general note, this Zoning request will not dictate any deed covenants or restrictions on the land.

At the November 6, 2024 Plan Commission meeting, they sent a favorable recommendation to City Council with a vote of nine (9) in favor and zero (0) opposed.

Ord. 090924G | RZ-24-1  
November 18, 2024

**STAFF RECOMMENDATION:**

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has a positive recommendation for City Council. While this request does not match the 2040 Comprehensive Plan of Suburban Residential, it fits within the context because it provides small scale vital neighborhood services including the proposed use of child care center, clinic, office or medical office.

---

**STAFF RECOMMENDATION**

Favorable Recommendation     Unfavorable Recommendation     No Recommendation



## Council Action Form

<b>MEETING DATE</b>	November 18, 2024		
<b>TITLE</b>	Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City Cynthianne Road PUD. (RZ-24-1)		
<b>SUBMITTED BY</b>	Name & Title: Ross Hillcary, Director of Planning & Zoning Department:		
<b>MEETING TYPE</b>	<input type="checkbox"/> Work Session <input type="checkbox"/> Executive	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special <input type="checkbox"/> Retreat
<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> <small>(New ordinances or resolutions are assigned a new number)</small>	<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 #: 090924G		Resolution #:
<b>CONTRACTS</b> <small>(Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)</small>	<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 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
<b>HAMILTON COUNTY</b> <small>(Some documents need recorded by the City Clerk)</small>	<input checked="" type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office  <input type="checkbox"/> Wait 31 days <b>prior</b> to 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 – <i>Name of Reviewer:</i>	
<b>BACKGROUND</b> (Includes description, background, and justification)	<p>Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City Cyntheanne Road PUD (Ordinance 090924G)</p> <p>See Petitioner's Packet for concept plan and architectural renderings illustrating the intended development for this property.</p> <p>See Ordinance for additional details.</p>	
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
<b>OPTIONS</b> (Include Deny Approval Option)	1.	Hold Final Reading
	2.	Continue
	3.	
	4.	
<b>PROJECT TIMELINE</b>	<p>September 9, 2024 - 1st Reading &amp; Public Hearing - City Council</p> <p>October 21, 2024 - Neighborhood Meeting (Southeastern Elementary)</p> <p>November 6, 2024 - Elevation Approval - PUD Committee</p> <p>November 6, 2024 - Public Hearing - Plan Commission</p> <p>November 18, 2024 - Proposed Final Reading - City Council</p>	
<b>STAFF RECOMMENDATION</b> (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading and approve as presented.	
<b>SUPPLEMENTAL INFORMATION</b> (List all attached documents)	<p>1. Staff Report</p> <p>2. Petitioner's Packet</p> <p>3. Ordinance</p>	

2024

KID CITY CYNTHEANNE ROAD PUD



Planning & Zoning Department  
City of Fishers  
Ordinance: #090924G



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

### A. Declaration

1. Ordinance No. 090924G
2. Adopted:

### B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Section 1.6 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development - Commercial District (PUD-C), and that said PUD-C zoning district shall hereafter be known as the "Kid City USA Cyntheanne Road 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.

### C. Applicability

The standards of the UDO applicable to the C1 District shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Chapter" cross-references of this Ordinance shall hereafter refer to the Chapter section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6.: Introductory Provisions: Transition Rules* also shall apply to amendments.

### D. Allowed Uses

1. All uses permitted are listed under the **C1 Zoning in Sec. 5.1.5. Permitted Use Table**.
2. In addition to the applicable use standard as set forth in *Chapter 5: Use Regulations* shall also apply. The following are defined as allowable limited uses per the Permitted Use Table per Chapter 5, 5.1.5:
  - a. Child Care Center (Daycare)
  - b. Clinic
  - c. Office
  - d. Personal Services (Optometrist Only)
  - e. Medical



**1.2. Concept Plan**

The Concept Plan attached hereto as “Exhibit A” is hereby incorporated. The Real Estate's development plan may vary from the Concept Plan; however, per *Sec.10.2.16.(M)(3) PUD District Ordinance Requirements*, the Concept Plan shall show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and Parking Areas; Open Space areas; Conservation and/or Preservation areas; recreation facilities; and other details to indicate the character of the proposed development.

**1.3. Development Standards**

**A. Cross Reference**

The regulations of *UDO 3.3.1 Development Standards* shall apply, except as modified by this Ordinance

**B. Development Standards *Sec UDO 3.3.1* shall apply, except as modified below.**

<b>1. Minimum Lot Dimensions</b>	
1a. Lot area	n/a
1b. Lot width at building line – standard	125'
1c. Lot width at building line – corner	n/a
1d. Lot frontage	125'
<b>2. Minimum Building Setbacks</b>	
2a. Front arterial / other street type	60'
2b. Side	10'
2c. Side, Aggregate	20'
2c. Rear, primary structure	20'
<b>3. Maximum Building Height</b>	
3a. Primary structure	35'
<b>4. Building Floor Area</b>	
4a. Gross Floor, 1-story (min)	n/a
4b. Gross Floor, 2-story (min)	n/a
<b>5. Other</b>	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of a single lot (max)	75%
5c. Alternative standards (See Exhibit “A” for details)	(See Exhibit “A” for details)
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>

**KID CITY CYNTHEANNE ROAD PUD  
2024**

**C. General Regulations:** Shall apply.

**D. Accessory Structure Standards:** Shall apply

**Architectural Design Standards:** Shall apply, shall apply, except as modified below:

(1) Approved Elevation of Building

(a) The City's PUD Committee, as its November 6, 2024, meeting, reviewed and approved the set of building plans on file with the City's Planning and Zoning Department (the "Approved Elevation"). The Illustrative Architectural Exhibit, attached hereto as Exhibit B, is a sampling and general representation of the approved building elevation. The Approved Elevations are hereby incorporated and approved. All buildings shall be substantially consistent with the Approved Elevations 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.

**E. Entrances & Driveways:** Shall apply

**F. Exterior Lighting Standards:** Shall apply

**G. Height Standards:** Shall apply

**H. Landscaping Standards:** Shall apply

**I. Lot Standards:** Shall apply

**J. Outdoor Display & Storage Standards:** Shall apply

**K. Parking & Loading Standards:** Shall apply

**L. Pedestrian Accessibility Standards:** Shall apply

**M. Permitted Nonresidential Structure Standards:** Shall apply

**N. Property Identification Standards:** Shall apply

**O. Public Art Standards:** Shall apply

**P. Setback Standards:** Shall apply

**Q. Signage Standards:** Shall apply

**R. Wall & Fence Standards:** Shall apply

**S. Water & Sewer Standards:** Shall apply

**T. Vision Clearance Standards:** Shall apply

**U. Additional Commitments:** Elevation contains dormers over doors, pillar post shall be 3' of brick with a tapered post (6" minimum) width. Lighting on building (see elevations Exhibit "B") shall be required as approved by the Planning Staff.

### 1.3. Planned Unit Development Design Standards

**A. Cross Reference:** The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified by this ordinance.

**B. General Provisions:** Shall apply

**C. Block, Lot & Access Standards:** Shall apply

**D. Street & Alley Standards:** Shall apply

**KID CITY CYNTHEANNE ROAD PUD  
2024**

- E. Open Space, Common Area & Amenity Standards:** ) shall be modified Per *Article 8.4.6*, the open space shown on Exhibit "A" shall be deemed to satisfy the Open Space standards.
- F. Other Design Standards:** Shall apply

**1.4. Procedures**

The procedures set forth in *Sec. 10.2.16. Planned Unit Development* shall apply except those referenced in this Ordinance.

**1.6. Real Estate**

Record Legal Description:

**RECORD LEGAL DESCRIPTION**

*Warranty Deed recorded as Instrument Number 2013050995 in the Office of the Recorder of Hamilton County, Indiana)*

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 Southwest corner of the North Half of the Northwest Quarter of Section 32, Township 18 North, Range 6 East, said point being collinear with and equidistant from the Southwest corner of the Northwest corner of said Northwest Quarter, thence North 00 degrees 01 minutes 36 seconds East (assumed bearing) 559.00 feet along the West line of said Northwest Quarter; thence North 89 degrees 41 minutes 36 seconds East 279.15 feet; thence South 00 degrees 18 minutes 04 seconds East 559.87 feet to the South line of the North Half of said Northwest Quarter; thence South 89 degrees 52 minutes 18 seconds West 282.35 feet to the point of beginning.

Exhibit "A" Conceptual Plan

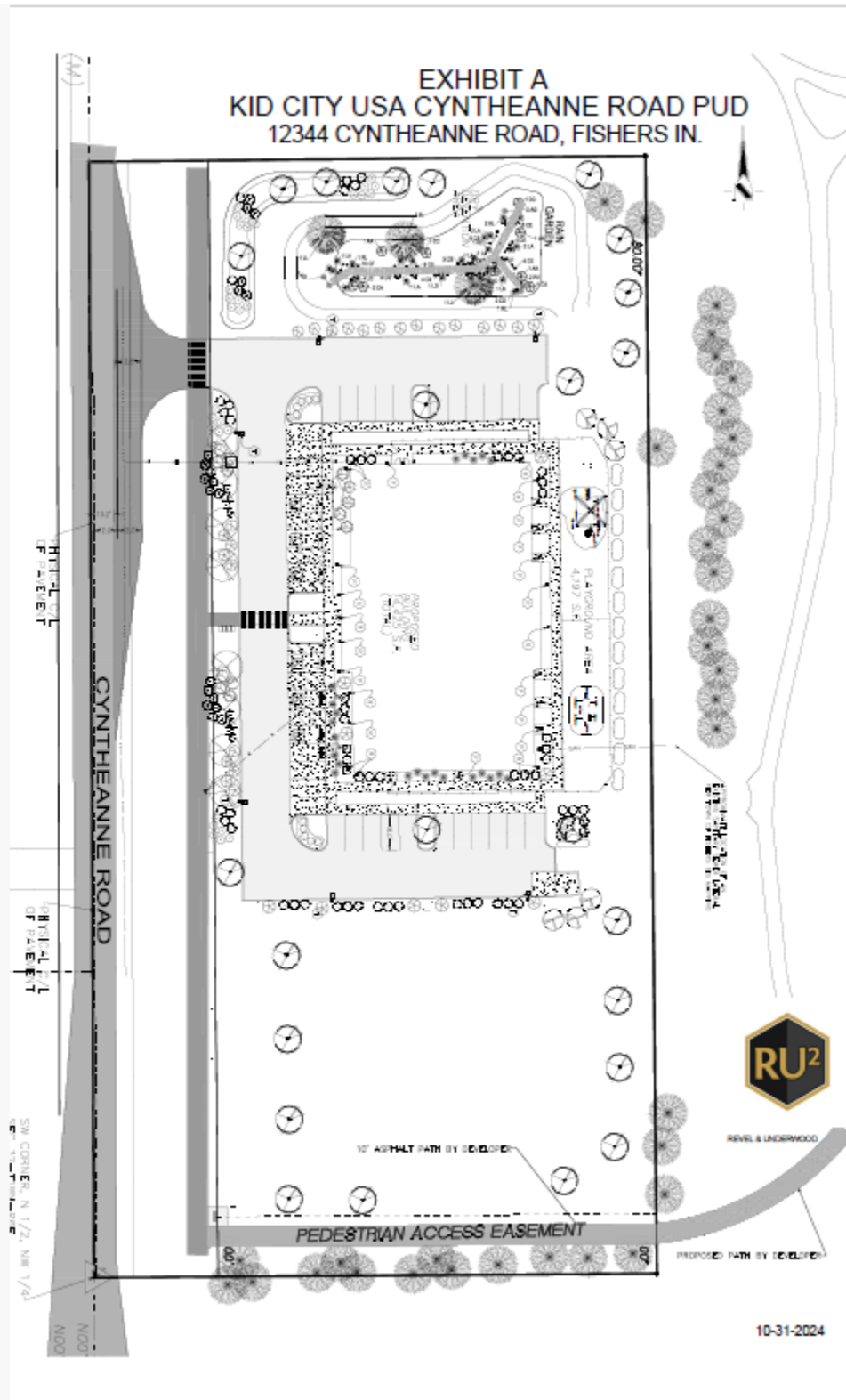


Exhibit "B" Elevations



# KID CITY CYNTHEANNE ROAD PUD 2024

**FINISH SCHEDULE**

- A. BRICK TYPICAL - VINTAGE BLACK VELDUR
- B. FIBER CEMENT LAP SIDING - SW 7032 ONLINE
- C. FIBER CEMENT SHAKES - SW 5102 AFFORD GRAY
- D. SHUTTERS - CUSTOM KIDNEY BLUE
- E. CAST STONE - GRAY NATURAL
- F. TRIM, GUTTERS, DOWNGUTS - WHITE
- G. ARCHITECTURAL ASPHALT SHINGLES - CONTAMINATED BLACK
- H. METAL ACCENT ROOFS - MATTIE BLACK STANDING SEAM



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

Exhibit "C" Landscape Plan

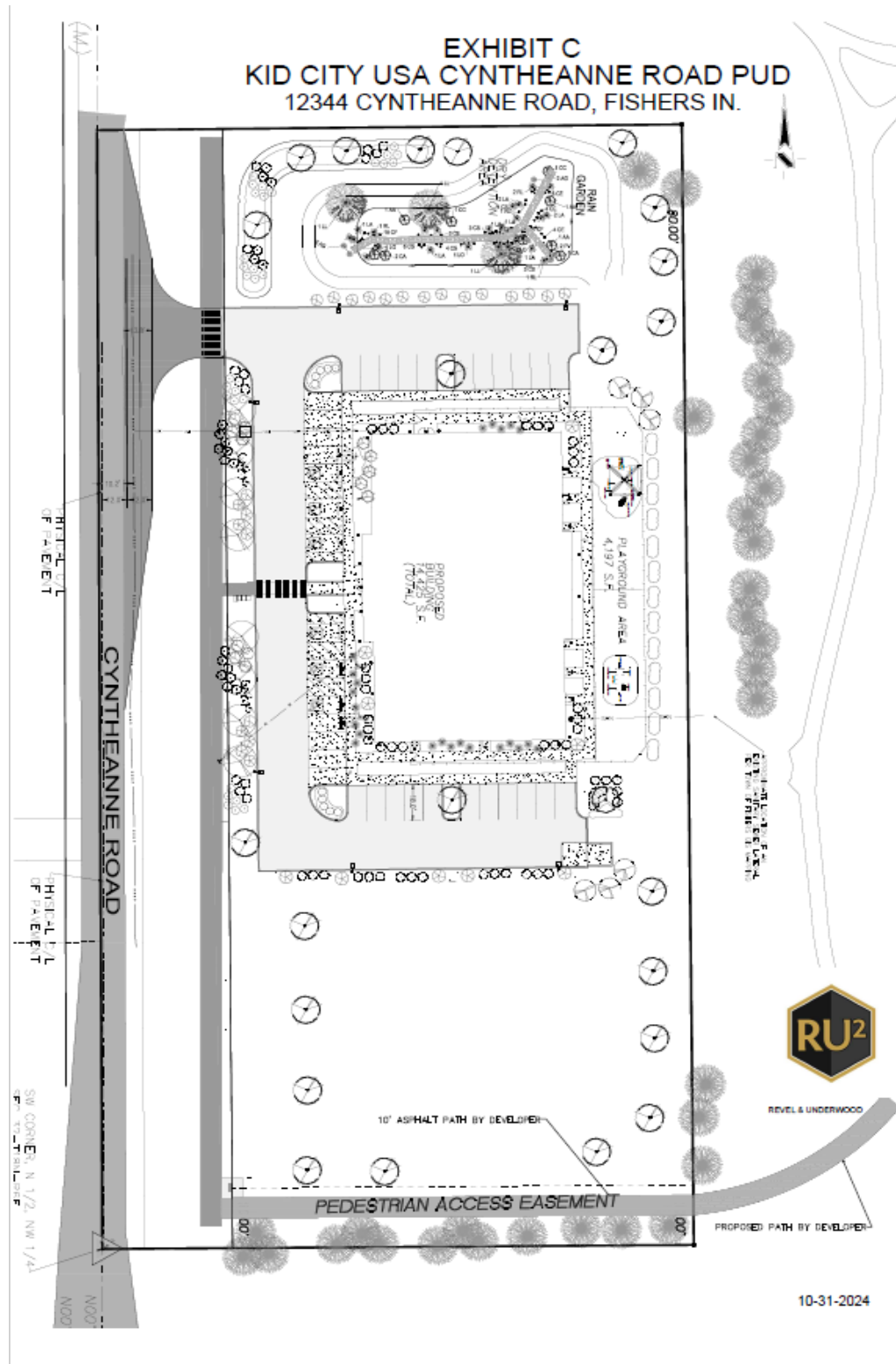


Exhibit "C" Landscape Plan Continued

1.5. 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 18th day of NOVEMBER, 2024.

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

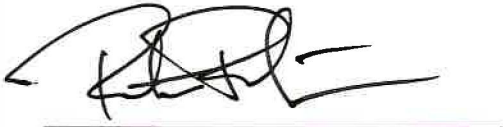
AYE

NAY



Cecilia Coble,  
President

---



C. Pete Peterson,  
Vice President

---



John P. Delucia,  
Member

---



Brad DeReamer,  
Member

---



Tiffanie Ditlevson,  
Member

---



Selina M. Stoller,  
Member

---



Bill Stuart,  
Member

---



John W. Weingardt,  
Member

---



Todd Zimmerman,  
Member

---



**KID CITY CYNTHEANNE ROAD PUD  
2024**

I hereby certify that the foregoing Ordinance was delivered to the City of Fishers Mayor Scott Fadness on the 18th day of NOVEMBER, 2024, at \_\_\_\_\_ m.

ATTEST:

  
Jennifer L. Kehl, City Clerk



MAYOR'S APPROVAL

NOVEMBER 18, 2024

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

Date

MAYOR'S VETO

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

Date

Approved by: Lindsey Bennett, City of Fishers, City Attorney

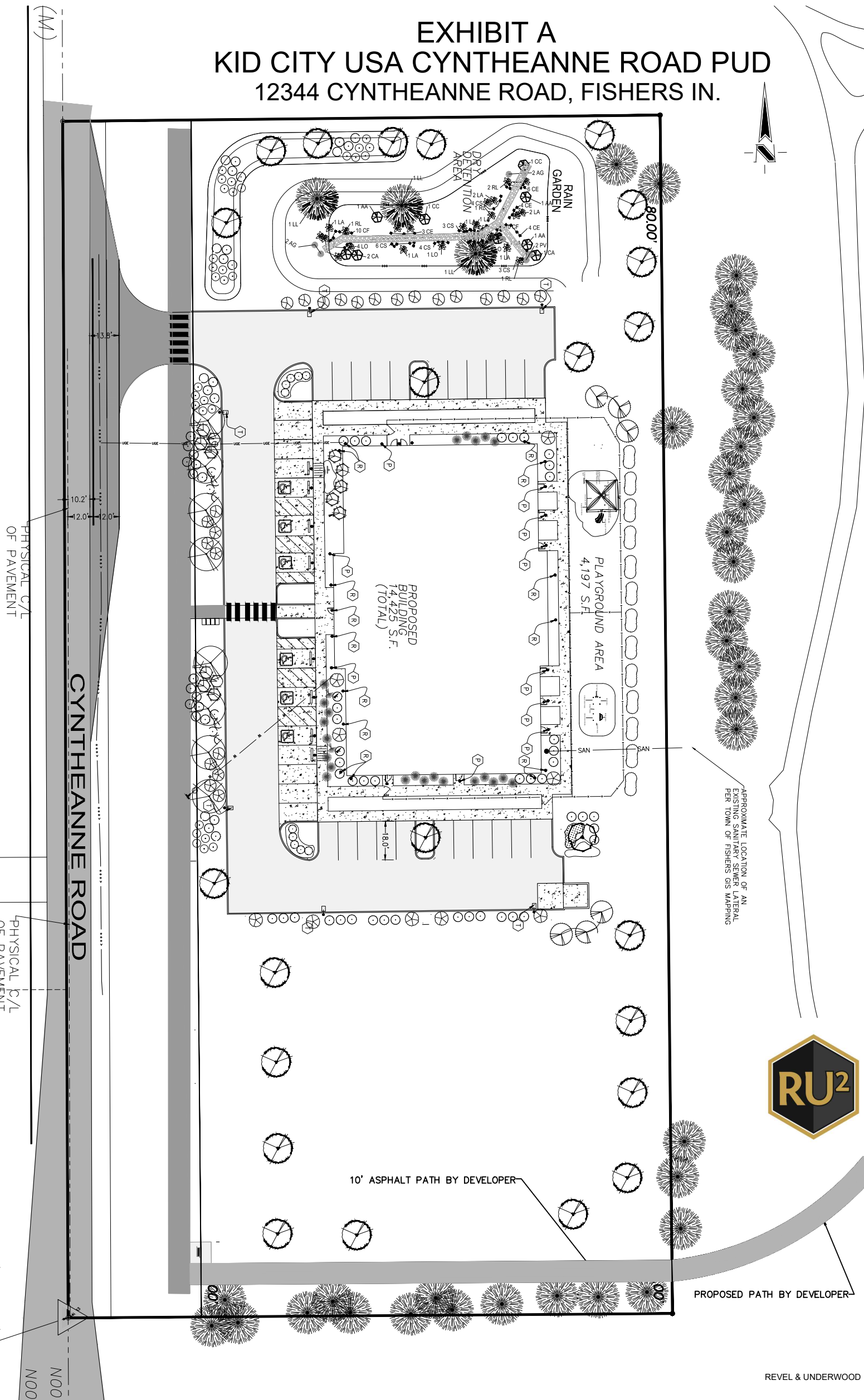
Prepared by: Bill Evans, Ally Land Consultants

In accordance with the 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. Bill Evans, Ally Land Consultants

# EXHIBIT A

## KID CITY USA CYNTHEANNE ROAD PUD

### 12344 CYNTHEANNE ROAD, FISHERS IN.

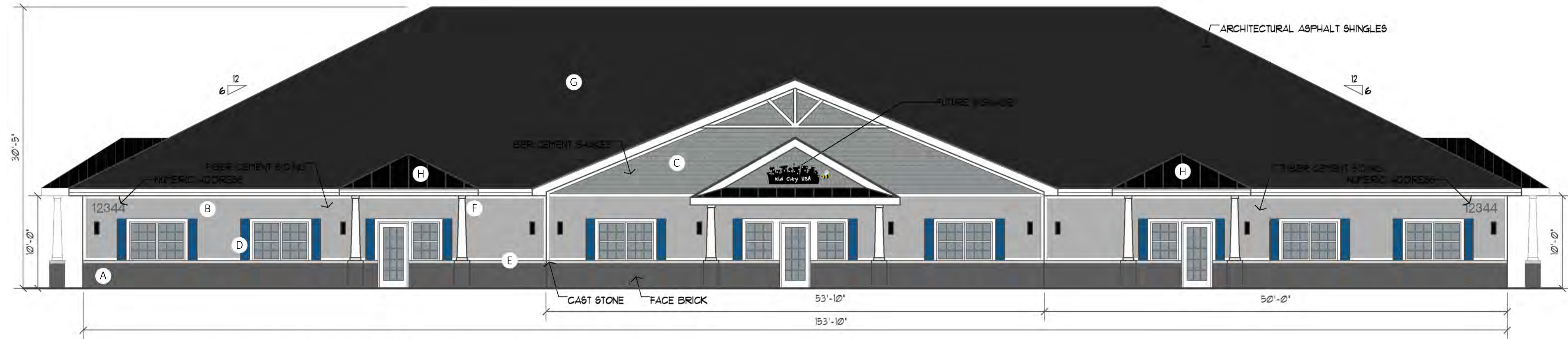


SW CORNER, N 1/2, NW 1/4  
SEC. 32 - T18N - R6E

N00  
N00  
N00

FINISH SCHEDULE

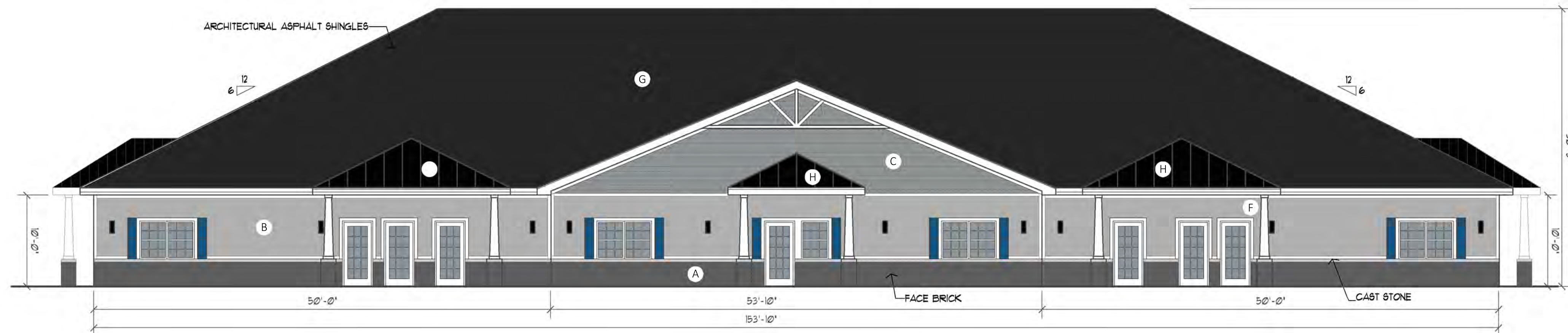
- A. BRICK TYPICAL - VINTAGE BLACK VELOUR
- B. FIBER CEMENT LAP SIDING - SW 7072 ONLINE
- C. FIBER CEMENT SHAKES - SW 9162 AFRICAN GRAY
- D. SHUTTERS - CUSTOM KID CITY BLUE
- E. CAST STONE - GRAY NATURAL
- F. TRIM, GUTTERS, DOWNSPOUTS - WHITE
- G. ARCHITECTURAL ASPHALT SHINGLES - CERTAINTED BLACK
- H. METAL ACCENT ROOFS - MATTE BLACK STANDING SEAM



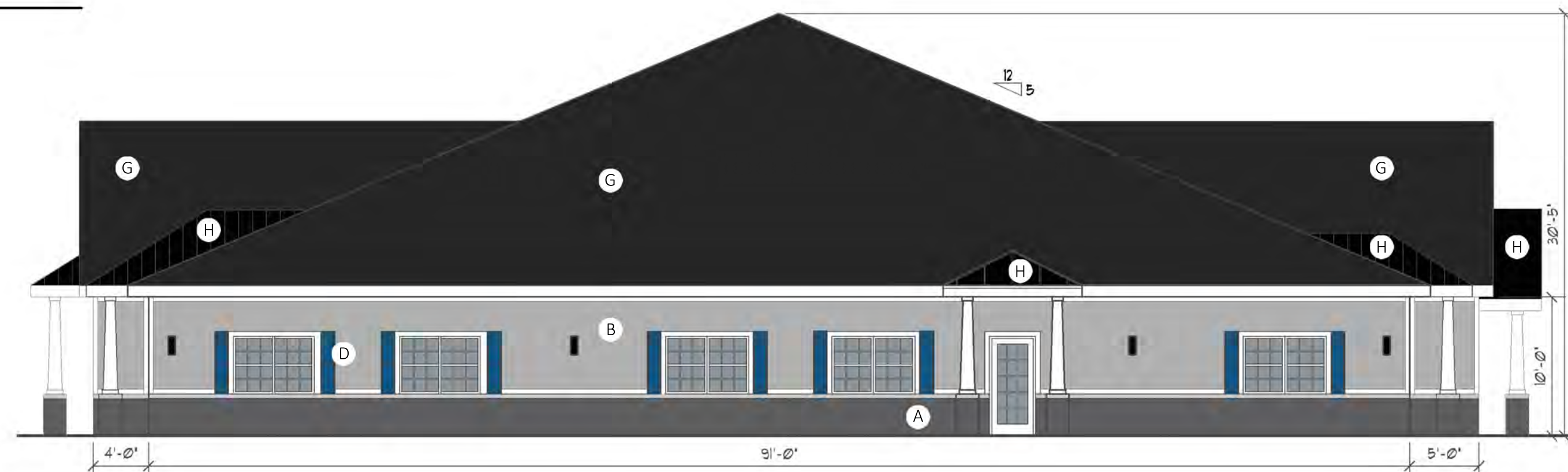
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**petersonARCHITECTURE**  
298 South 10th Street Suite 500  
Noblesville, IN 46060  
p 317.770.9714  
f 317.770.9718  
petersonarchitecture.com

**NEW CONSTRUCTION**  
**KID CITY DAYCARE**  
12344 Cynthians Road  
FISHERS, INDIANA  
**REVEL + UNDERWOOD**

100% CONSTRUCTION DRAWINGS

09/21/24

REVISION	DATE	REVISION	DATE
1	11/24	FISHERS REVISE	
2	11/07/24	FISHERS REVISE 02	
3		REVISION	
4		DATE	
5		REVISION	
6		DATE	

PLOT DATE: 2024-08-16  
DRAWN BY: T.ANKER  
CHECKED BY:  
PROJECT NUMBER: 24-0208

BUILDING ELEVATIONS  
**A201**

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANCE TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.





NEW CONSTRUCTION  
**KID CITY DAYCARE**  
FISHERS INDIANA

**peterson** ARCHITECTURE  
298 south 10th street  
suite 500  
noblesville in 46060  
p 317.770.9714  
f 317.770.9718  
petersonarchitecture.com



# City Council Staff Report

Meeting Date: November 18, 2024

**DEPARTMENT CONTACT:**  
 Gabrielle Herin ([hering@fishers.in.us](mailto:hering@fishers.in.us))

**CASE NUMBER:**  
 RZ-24-1

**PETITIONER:**  
 Bill Evans, Ally Land Consultants  
 ([bevans@allylandconsultants.com](mailto:bevans@allylandconsultants.com))

**PROPERTY ADDRESS/LOCATION:**  
 12344 Cyntheanne Rd

**REQUEST:** Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City Cyntheanne Road PUD.

**APPLICABLE REGULATIONS:**  
 City of Fishers Unified Development Ordinance

**EXISTING ZONING:**  
 R2, in the process of rezoning to Kid City Cyntheanne Rd PUD

**FISHERS 2040:**  
 Suburban Residential

**Lot Size:** 2.669 Acres

### LOCATION MAP



### STAFF RECOMMENDATION

- Favorable Recommendation    
  Unfavorable Recommendation    
  No Recommendation

**ZONING OVERVIEW:**

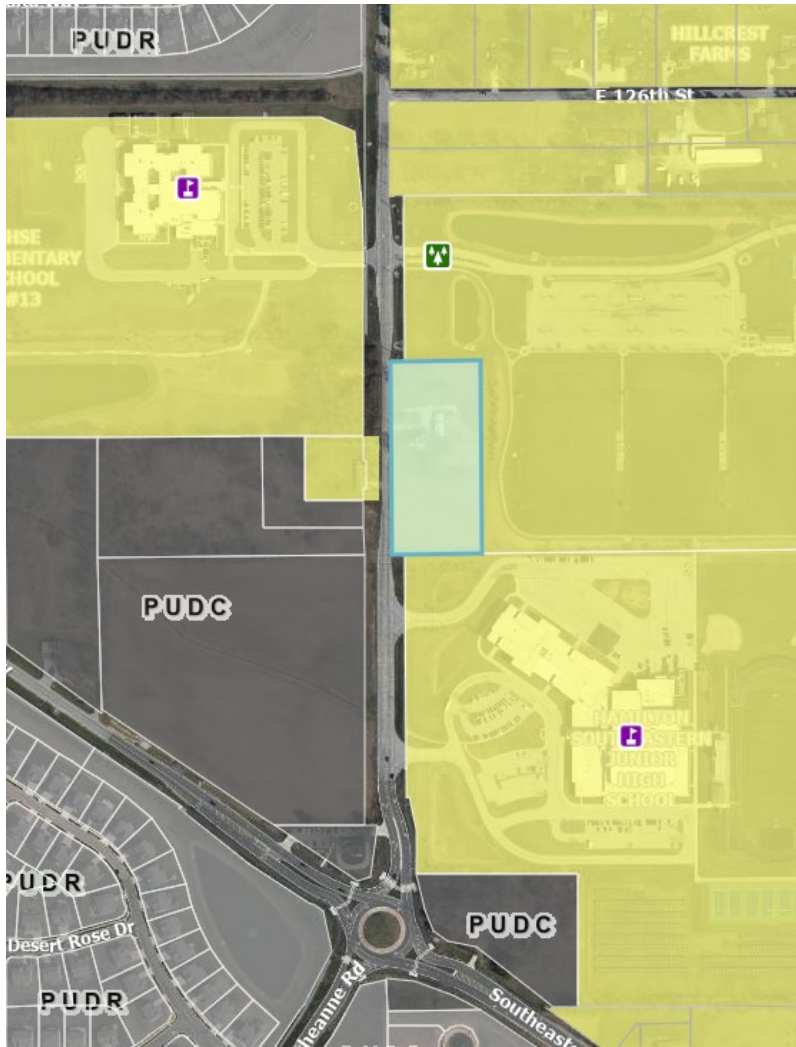
The property is currently zoned R2 – Residential. Ally Land Consultants on behalf of Kid City USA is requesting a rezone of the property from R2 – Residential to PUDC with limited C1 Commercial uses permitted and other deviations from the Unified Development Ordinance.

North: PUDR, R2 - (Single Family Residential, Park)

East: PUDC, R2 - (Park)

South: PUDC, R2 - (School)

West: PUDC, R2 - (School, Place of Worship)



**PETITION OVERVIEW:**

The current zoning of the property is R2 Residential and there is an existing single-family home on the site. The petitioner is requesting a rezone to PUD-C to allow for the proposed use of a childcare center with C1 Commercial standards.

**ADDITIONAL ITEMS FOR CONSIDERATION:**

**Architecture:**

The building will be a mixture of masonry, fiber cement siding, cast stone and architectural shingles.

**Development Standards:**

Any future development will be required to meet all development standards of the proposed Planned Unit Development or the Fishers Unified Development Ordinance if the standard is not addressed.

**Traffic:**

A full access drive would be permitted by the Engineering Department.

**Fishers 2040:**

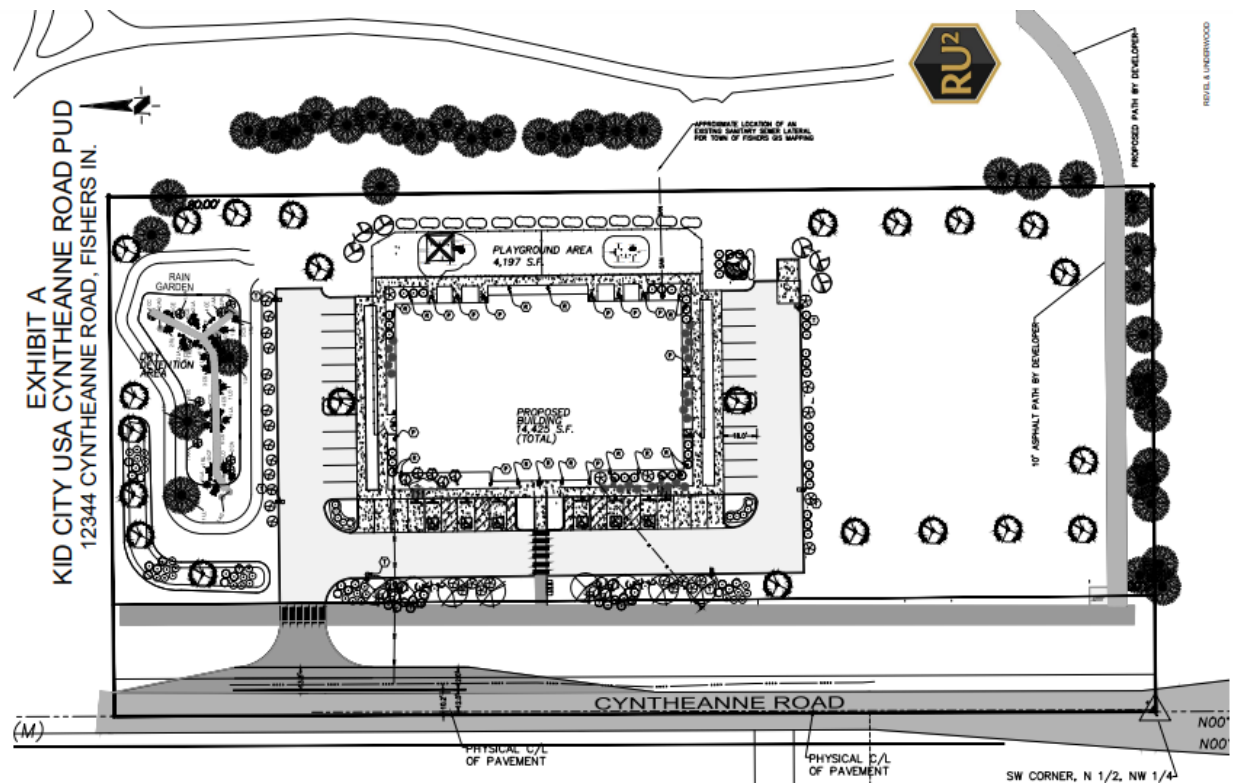
The Fishers 2040 plan lists the future land use as suburban residential.

---



*Northwest corner elevation looking southeast*





Site Plan showing the building footprint, parking, access drive location, and proposed landscaping.

### SUMMARY OF NEIGHBORHOOD MEETINGS AND PUBLIC COMMENTS:

The petitioner held a neighborhood meeting on October 21 at 6:30 PM at Southeastern Elementary School. One person attended. She represented Britton Falls Subdivision and primarily requested more information on the project.

No new public comments or remonstrations have been provided at the time of writing this staff report.

As a general note, this Zoning request will not dictate any deed covenants or restrictions on the land.

**At the November 6, 2024 Plan Commission meeting, they sent a favorable recommendation to City Council with a vote of nine (9) in favor and zero (0) opposed.**

**STAFF RECOMMENDATION:**

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has a positive recommendation for City Council. While this request does not match the 2040 Comprehensive Plan of Suburban Residential, it fits within the context because it provides small scale vital neighborhood services including the proposed use of child care center, clinic, office or medical office.

---

**STAFF RECOMMENDATION**

Favorable Recommendation       Unfavorable Recommendation       No Recommendation



# Council Action Form

<b>MEETING DATE</b>	November 18, 2024			
<b>TITLE</b>	Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City Cyntheanne Road PUD. (RZ-24-1)			
<b>SUBMITTED BY</b>	Name & Title: Ross Hilleary, Director of 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> (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 #: 090924G		Resolution #:	
<b>CONTRACTS</b> (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 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	
<b>HAMILTON COUNTY</b> (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office		<input type="checkbox"/> Document <b>does not need</b> recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days <b>prior to</b> filing with the County Recorders' 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 – <i>Name of Reviewer:</i>	
<b>BACKGROUND</b> (Includes description, background, and justification)	<p>Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City Cyntheanne Road PUD (Ordinance 090924G)</p> <p>See Petitioner's Packet for concept plan and architectural renderings illustrating the intended development for this property.</p> <p>See Ordinance for additional details.</p>	
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	<b>Narrative:</b>	N/A
<b>OPTIONS</b> (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	
	4.	
<b>PROJECT TIMELINE</b>	<p>September 9, 2024 - 1st Reading &amp; Public Hearing - City Council  October 21, 2024 - Neighborhood Meeting (Southeastern Elementary)  November 6, 2024 - Elevation Approval - PUD Committee  November 6, 2024 - Public Hearing - Plan Commission  November 18, 2024 - Proposed Final Reading - City Council</p>	
<b>STAFF RECOMMENDATION</b> (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading and approve as presented.	
<b>SUPPLEMENTAL INFORMATION</b> (List all attached documents)	1. Staff Report 2. Petitioner's Packet 3. Ordinance	