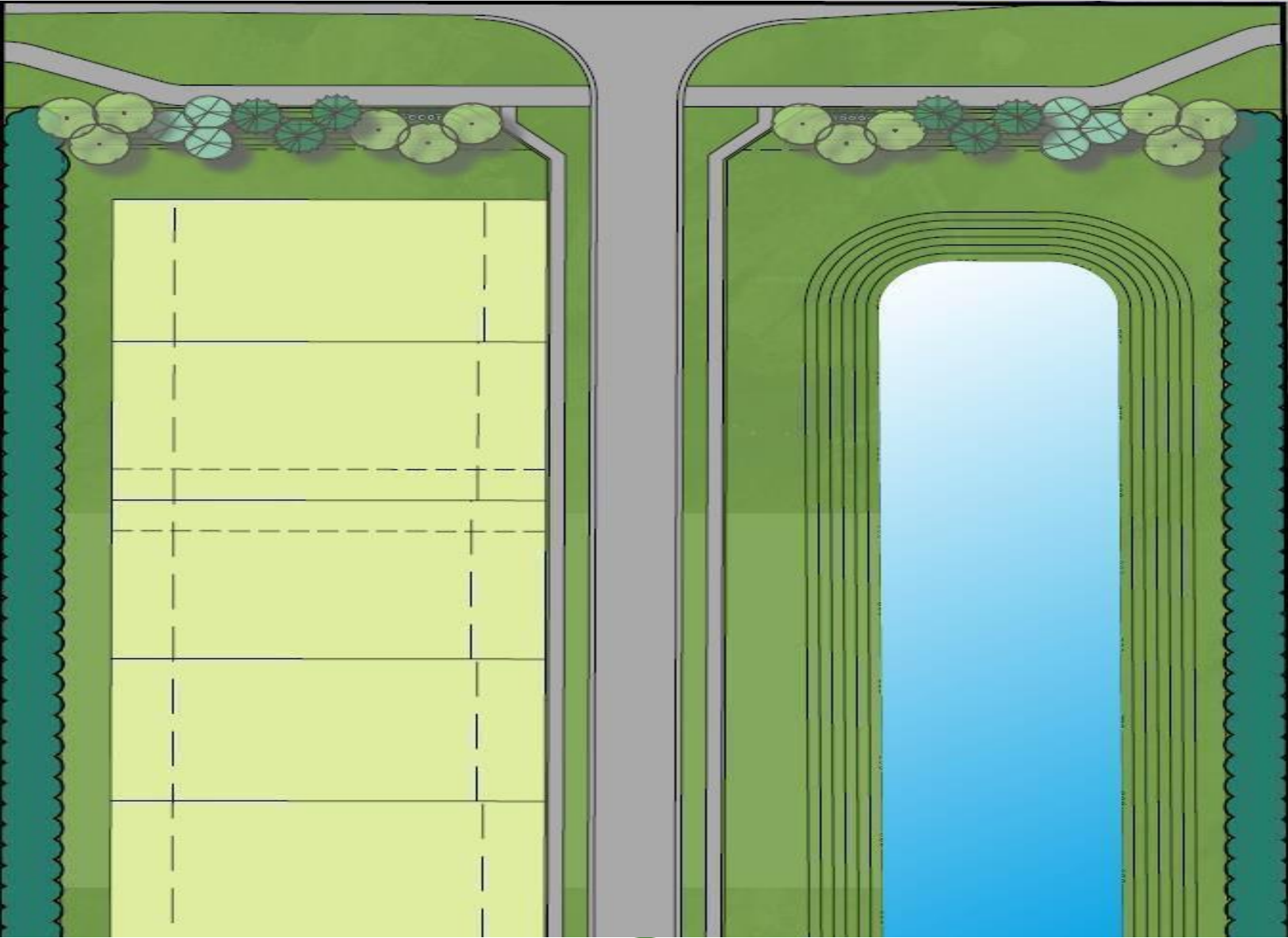


LEHMAN

Planned Unit Development



City Council | Request for Approval | January 18, 2022

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LEHMAN PUD



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Developer:

**Pulte Homes of Indiana, Inc.
Rex Ramage
Director of Land Planning
and Entitlement**

**11590 N. Meridian St., Ste. 530
Carmel, IN 46032**

Attorney:

**Samuel E. Swafford, Esq.
Mark Leach, Land Use
Planner**

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

**Telephone: 317.569.9600
Fax: 317.569.4800**

Engineer:

**Brandon T. Burke, P.E.
Senior Project Manager**

**HWC Engineering
135 N. Pennsylvania
Street, Suite 2800
Indianapolis, IN 46204**

Telephone: 317.981.1256

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Tab 7

Proposed PUD Ordinance

TAB 1

EXECUTIVE SUMMARY

LEHMAN PUD



Pulte Homes of Indiana, Inc. (“Pulte”) is pleased to introduce its newest proposed Fishers community, “Lehman PUD,” located on the 15-acre parcel south of 126th Street and east of Allisonville Road. (Please see the Aerial Location Map at Tab 2.) This 32-home residential neighborhood will feature Pulte’s Enclave Series of ranch style homes for empty-nesters with a minimum of 1,600 square feet with optional lofts. (Please see the Concept Plan at Tab 3 and the Illustrative Architectural Exhibit at Tab 4.) The average sales price is expected to be \$500,000 or more.

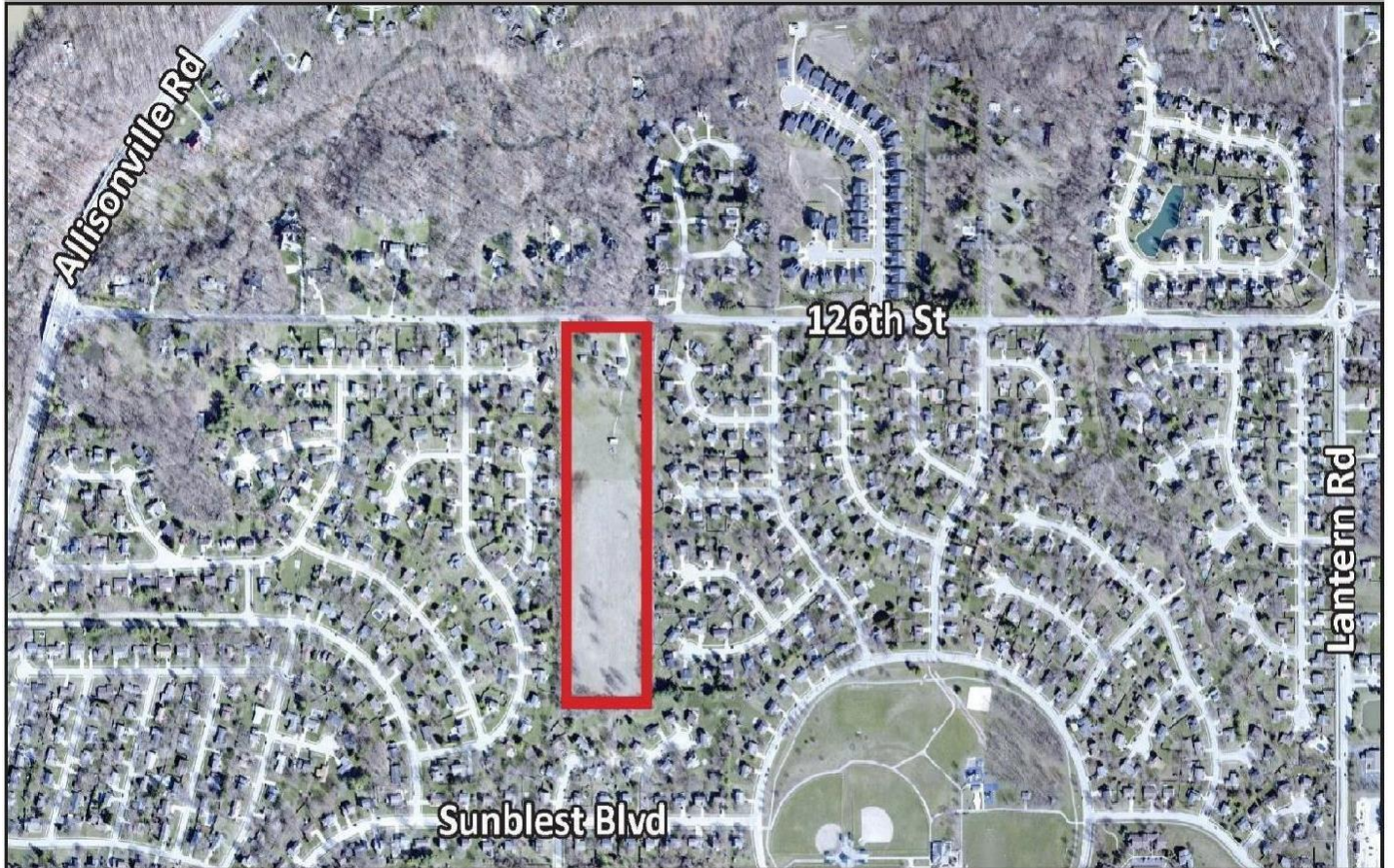
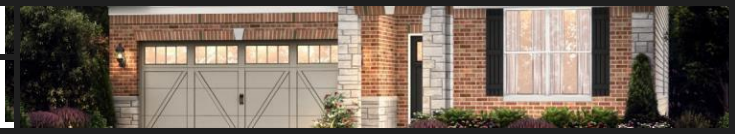
If approved, site development work is anticipated to begin in the summer of this year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP (+/- 15.069ACRES)

LEHMAN PUD



REAL ESTATE

AERIAL LOCATION MAP (+/- 15.069ACRES)

LEHMAN PUD



TAB 3

CONCEPT PLAN

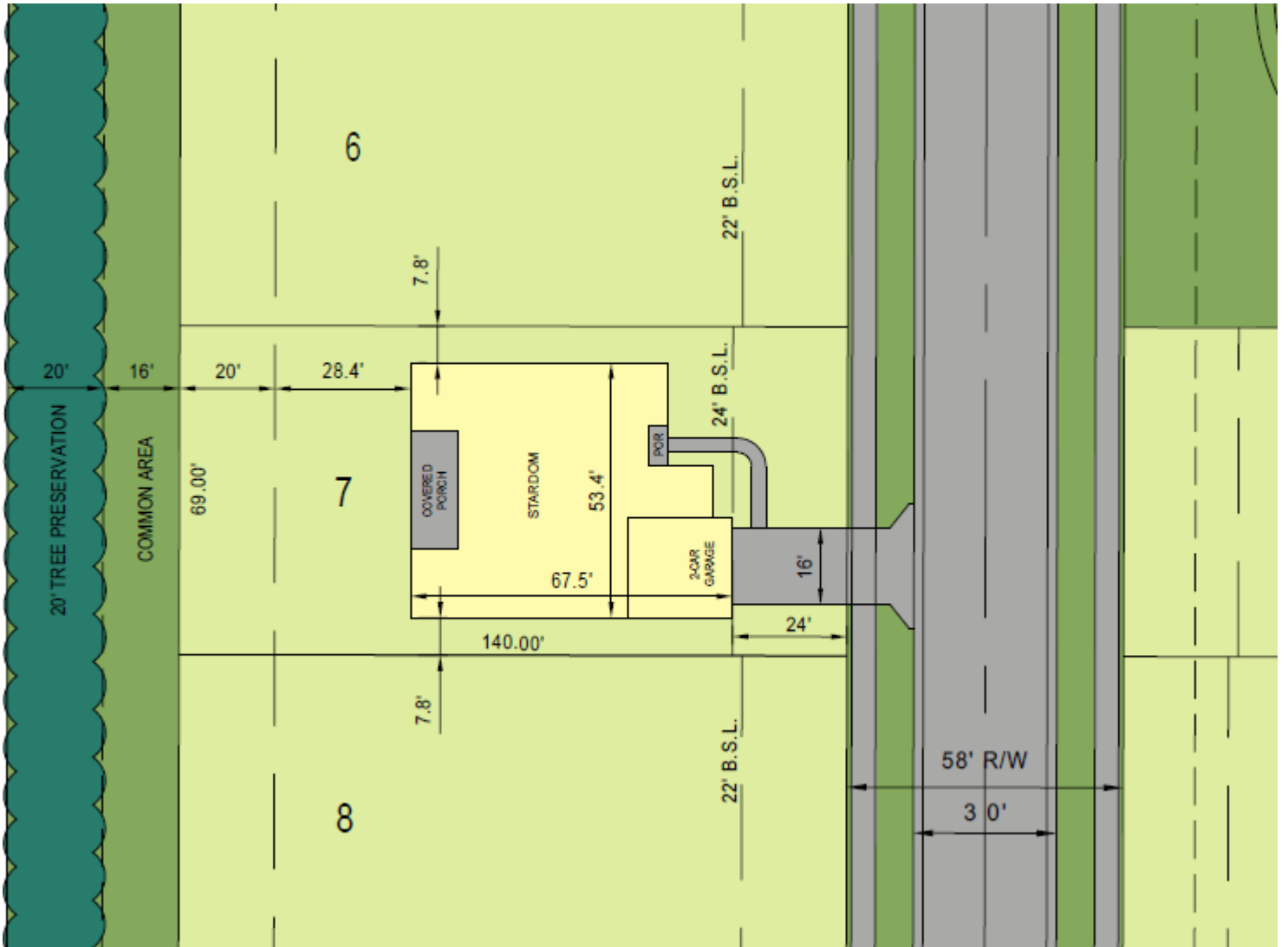
LEHMAN PUD



TAB 4

TYPICAL LOT PLAN

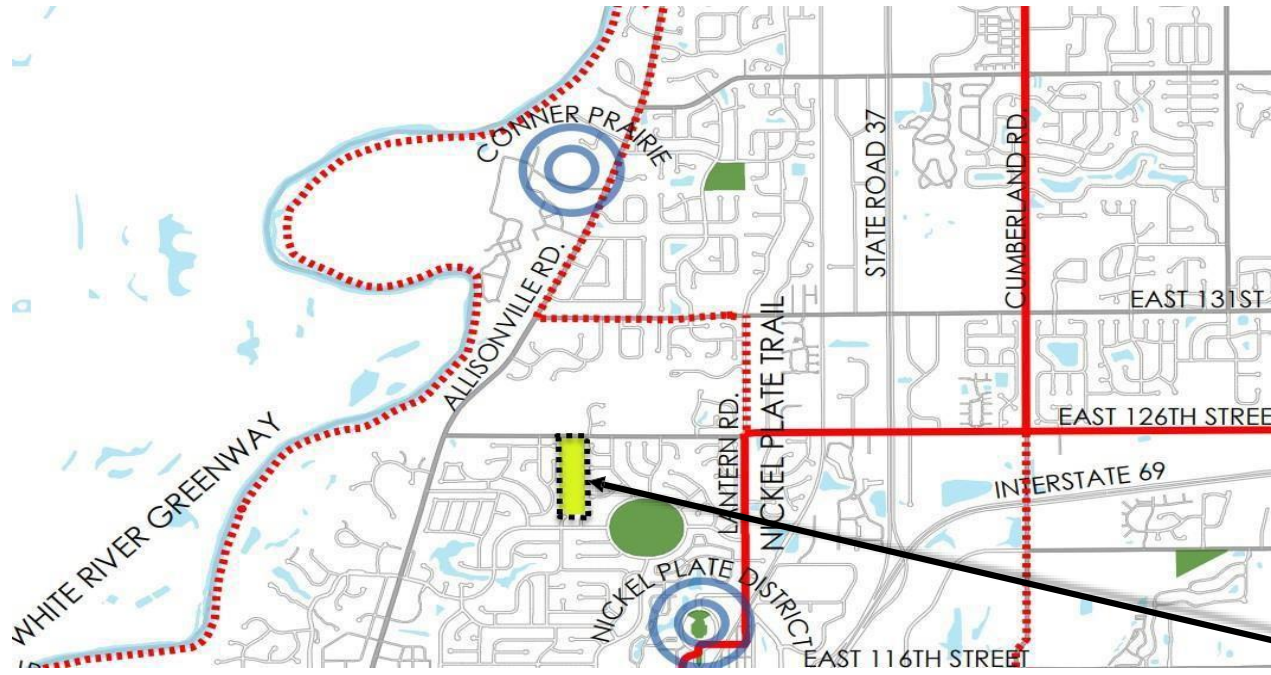
LEHMAN PUD



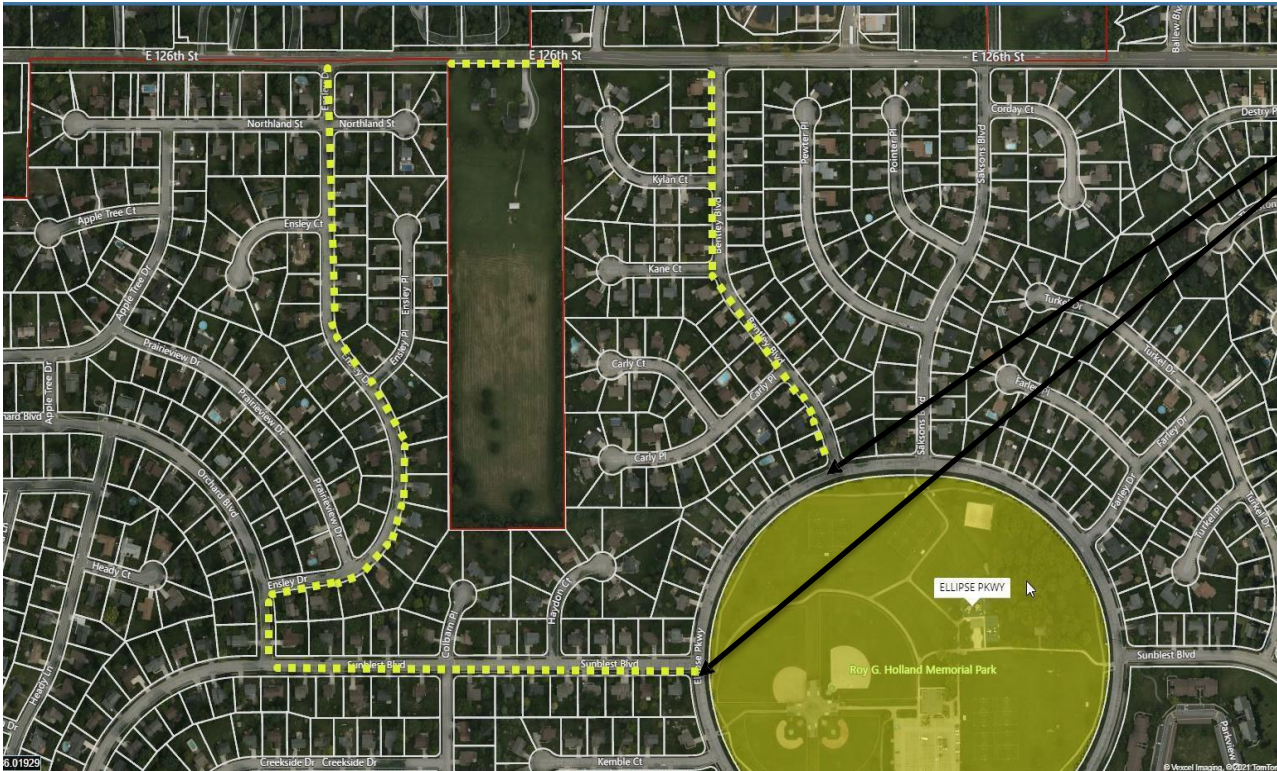
TAB 5

PEDESTRIAN CONNECTIVITY EXHIBIT

LEHMAN PUD

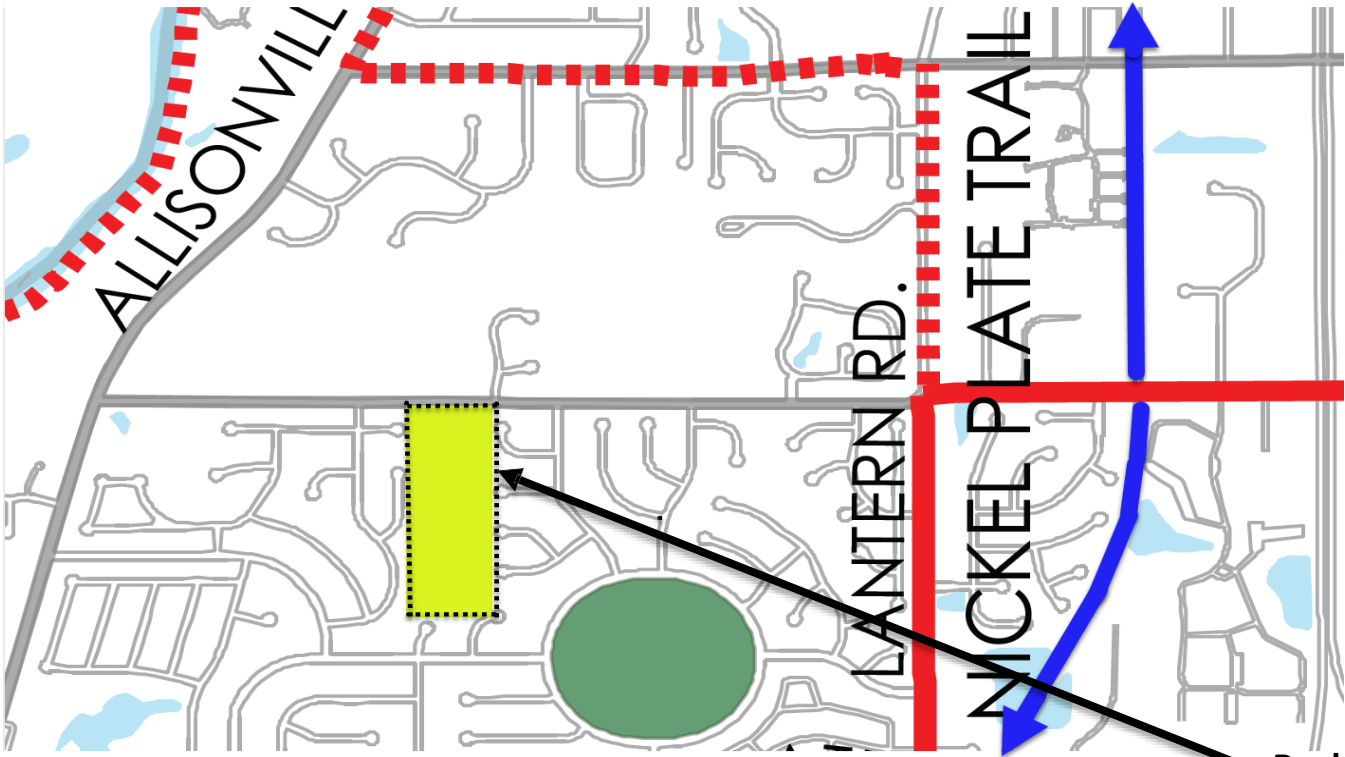
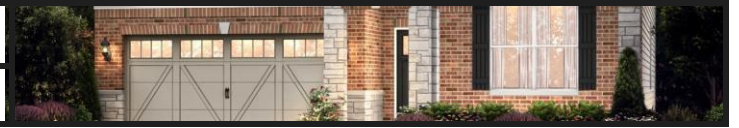


Real Estate & possible park connections

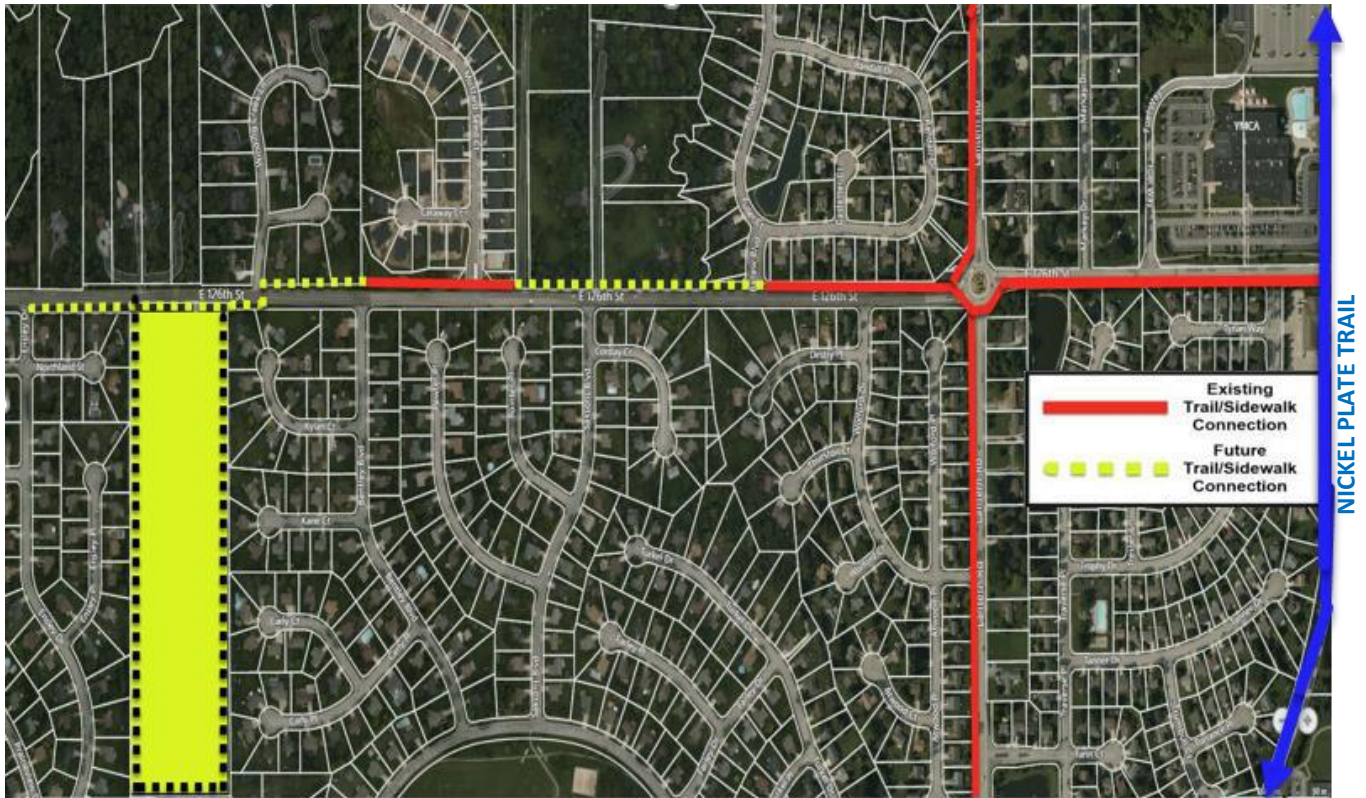


PEDESTRIAN CONNECTIVITY EXHIBIT

LEHMAN PUD



Real Estate & future trail connections



TAB 6

ILLUSTRATIVE ARCHITECTURAL EXHIBITS

LEHMAN PUD



ILLUSTRATIVE ARCHITECTURAL EXHIBITS

LEHMAN PUD



TAB 7

ORDINANCE NO. 101121F

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 15 +/- ACRES FROM R3 TO PUD-R FOR A PROJECT KNOWN AS LEHMAN PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into Unified Development Ordinance, (“UDO”), for the City of Fishers (the “City”), previously enacted pursuant to Ind. Code § 36-7-4 *et seq.* as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. - as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its , 2021 meeting sent a recommendation to the Common Council by a vote of () in favor and () opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City’s Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-R.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plans, and illustrative architectural exhibits shall be approved as shown in **Exhibit B** (“Petitioner’s Packet”), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 18th day of January, 2021.

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

101121F

NAY

ABSTAIN

		NAY	ABSTAIN
<i>[Signature]</i> ✓	C. Pete Peterson, Member		
<i>[Signature]</i> ✓	John Weingardt, Member		
<i>Cecilia Coble</i> ✓	Cecilia C. Coble, Member		
<i>[Signature]</i> ✓	Brad DeReamer, Member	<i>Brad DeReam</i> ✓	
<i>[Signature]</i> ✓	Selina Stoller, Member		
<i>[Signature]</i> ✓	Todd Zimmerman, Member		
<i>[Signature]</i> ✓	Jocelyn Vare, Member	<i>Jocelyn K Vare</i> ✓	
<i>[Signature]</i> ✓	Crystal Neumann, Member	<i>[Signature]</i>	
<i>David Giffel via Teams</i> ✓	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 18th day of January 2022, at 8:00 p.m.

ATTEST: *[Signature]*
Jennifer L. Keh, Fishers City Clerk

MAYOR'S APPROVAL

[Signature]
Scott A. Fadness, Mayor

January 18, 2022
DATE



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Steven D. Hardin, Esq., Partner, and Mark R. Leach, Land Use Planner, Faerber Drinker Biddle & Reath, LLP, 600 E 96th Street, Suite 600, Indianapolis, Indiana 46240.

"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." - Rex Ramage

Exhibit A – Real Estate Description and Depiction

**Lehman Property Legal Description
(per ALTA dated September 8, 2021)**

Part of the Northwest Quarter of Section 36, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Fishers, Delaware Township, Hamilton County, Indiana, as depicted on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2021-027, dated September 8, 2021, more particularly described as follows:

COMMENCING at the northeast corner of said Northwest Quarter, marked by a Harrison monument per Hamilton County Surveyor reference ties; thence North 89 degrees 45 minutes 09 seconds West (grid bearing, Indiana State Plane - East Zone, NAD 83, 2011, EPOCH 2010.0000) along the north line of said Northwest Quarter a distance of 568.02 feet (567.90 feet per plat) to the POINT OF BEGINNING, being the northwest corner of Sunblest Farms, Section 17A, per plat recorded in Plat Cabinet 1, Slide 3 as Instrument Number 8900258 in the Office of the Recorder of Hamilton County, Indiana; thence continuing North 89 degrees 45 minutes 09 seconds West along said north line a distance of 413.14 feet to the northeast corner of Sunblest Farms, Section 18, per plat recorded in Plat Book 10, Page 61-62 as Instrument Number 839115; thence South 00 degrees 06 minutes 37 seconds West along the east line of said Sunblest Farms, Section 18, along the east line of Sunblest Farms, Section 13C, per plat recorded in Plat Book 13, Page 109-111 as Instrument Number 8702524, and along the east line of Sunblest Farms, Section 13B, per plat recorded in Plat Book 13, Page 106-108 as Instrument Number 8702523, a distance of 1590.53 feet to a southeast corner of said Sunblest Farms, Section 13B; thence South 89 degrees 53 minutes 10 seconds East along the north line of Sunblest Farms, Section 13A, per plat recorded in Plat Book 10, Page 114-115 as Instrument Number 8316052, and along the north line of Sunblest Farms, Section 15A, per plat recorded in Plat Book 14, Page 157-160 as Instrument Number 8747651 a distance of 412.50 feet; thence North 00 degrees 08 minutes 00 seconds East a distance of 1589.57 feet to the POINT OF BEGINNING, containing 15.069 acres, more or less.



2021

Exhibit B – Lehman PUD



Planning & Zoning Department

City of Fishers

Ordinance: _____



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

1. Declaration

- a. Ordinance No. _____ (this "Ordinance")
- b. Adopted: _____

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, 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 B.1**, 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 "Lehman 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, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

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

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B.2**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Lehman PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

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

2. Administration

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

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance. The total maximum number of lots within the Lehman PUD shall not exceed 35 lots.

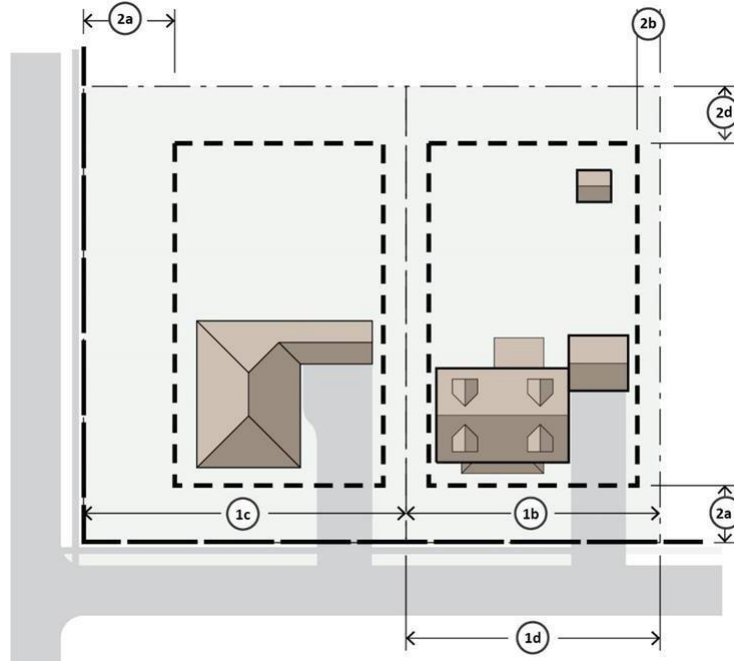
a. **Article 3.1. Establishment of Zoning Districts:** Shall apply.

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

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

District Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	8,400 sf
1b. Lot width at building line – standard	60'
1c. Lot width at building line – corner	Shall not apply
1d. Lot frontage	35'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	20' / 40'
2b. Side	7'
2c. Side, Aggregate	14'
2d. Rear	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,600 sf
4b. Living unit area, 2-story (min)	Not permitted (loft excluded)
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	55%
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>
6. Maximum Lots Permitted	
6a. Maximum Number of Lots	35



- 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 B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.
 - (2) **Roof Standards:** All dwellings shall have eaves or overhangs a minimum of eleven (11) inches deep on all main rooflines. Depth shall be determined prior to the installation of masonry. This shall not apply to front porches or dormers.
 - (3) **Residential Materials:** Aluminum, heavy-gauge vinyl, and vinyl shall not be permitted as a siding material.

- (4) Rear Elevations: All lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.4**, shall incorporate rear façade offset (a minimum of 4' wide and 4' feet deep), examples of which include, but are not limited to, the following:
 - (i) sunroom;
 - (ii) covered porch;
 - (iii) screened in porch;
 - (iv) rear pergola;
- (5) No more than three (3) homes on consecutive lots shall have a flat rear façade. Homes shall incorporate a rear façade offset as noted in item #4 above.
- (6) 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) A third car garage bay 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 the Garage Door Exhibit, attached hereto as **Exhibit B.5**.
- d. **Article 6.4. Entrance & Driveway Standards:** Shall apply.
- e. **Article 6.5. Exterior Lighting Standards:** Shall apply.
- f. **Article 6.6. Height Standards:** Shall apply.
- g. **Article 6.7. Landscaping Standards:** Shall apply, except as modified below:
 - (1) The required landscaping in all common areas/open spaces shall be native species selected from the City of Fishers Planting Guide list of Approved Species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. This shall not apply to foundation plantings nor other on-lot landscaping. However, the initial installation of street trees planted in a front yard of an individual homeowner's property shall be required to be native species.
 - (2) *Subsection 6.7.5.B. Lot & Foundation Plantings; Foundation Planting:* Shall apply, except B.2 and B.3 shall not apply. Instead, the following shall apply: All lots shall have a minimum of six (6) shrubs planted along the foundation facing a street. Corner lots shall install six (6) shrubs per side facing a street.
- h. **Article 6.8. Lot Standards:** Shall apply, except as modified by this Ordinance.
 - (1) Minimum Front Setback: The minimum front setback shall be twenty (20) feet, but there shall be a minimum two (2) foot offset for adjacent lots along the main north/south street.
- i. **Article 6.9. Non-Residential Open Space:** Shall not apply.
- j. **Article 6.10. Outdoor Display & Storage Standards:** Shall apply.
- k. **Article 6.11. Parking & Loading Standards:** Shall apply.
- l. **Article 6.12. Pedestrian Accessibility Standards:** Shall apply, except as modified below:
 - (1) *Section 6.12.2. Residential:* Shall not apply. Instead, sidewalks and paths shall be provided as generally shown on the Pedestrian Connectivity Exhibit, attached hereto as **Exhibit B.2**, or as otherwise approved by the City's Engineering Department at a narrower width than what is shown on **Exhibit B.2**. The path along 126th Street shall be a minimum of ten (10) feet in width, and sidewalks shall be a minimum of five (5) feet in width.
- m. **Article 6.13. Permitted Non-residential Structure Standards:** Shall apply.

- n. **Article 6.14. Property Identification Standards:** Shall apply.
- o. **Article 6.15. Public Art Standards:** Shall not apply.
- p. **Article 6.16. Setback Standards:** Shall apply, except as modified by this Ordinance.
- q. **Article 6.17. Signage Standards:** Shall apply.
- r. **Article 6.18. Wall & Fence Standards:** Shall apply.
- s. **Article 6.19. Water & Sewer Standards:** Shall apply.
- t. **Article 6.20. Vision Clearance Standards:** Shall apply.

7. Subdivision Regulations

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

8. Subdivision & Planned Unit Development Design Standards

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

- a. **Article 8.1. General Provisions:** Shall apply.
- b. **Article 8.2. Block, Lot & Access Standards:** Shall apply, except as modified below:
 - (1) *Subsection 8.2.3.C.2. Blocks; Block Perimeters; Block Standards:* Shall apply, except that, the maximum length for a dead-end street shall be 1,550 feet.
 - (2) *Section 8.2.6. Pedestrian Network:* Shall apply, except that the location and width of sidewalks and paths shall be provided as *generally* shown on the Pedestrian Connectivity Exhibit, attached hereto as **Exhibit B.2**, or as otherwise approved by the City’s Engineering Department at a narrower width than what is shown on **Exhibit B.2**.
- c. **Article 8.3. Street & Alley Standards:** Shall apply.
- d. **Article 8.4. Open Space, Common Area & Amenity Standards:** Shall apply, except as modified below:
 - (1) *Section 8.4.6. Open Space:* Shall not apply. Instead, Open Space shall be provided as generally shown on the Concept Plan.
 - (2) The open space in the southeast corner of the Real Estate shall either be (i) a pollinator garden featuring pollen or nectar producing plant material/flowers, or (ii) a reforestation area with a mixture of deciduous or evergreen trees (minimum of twenty (20) trees).
- e. **Article 8.5. Other Design Standards:** Shall apply. In addition, the following shall apply:
 - (1) The detention pond shall have natural pond edges, similar to the examples shown on **Exhibit B.6**.

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.

ORDINANCE NO. _____

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply. In addition, the following terms shall be added:

- a. Loft: A habitable area above the first floor that is less than 50% of the square footage of the total area of the first floor of the home.

13. Impact Fees

Regardless of the Real Estate’s annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

Exhibit B.1 – Real Estate Description and Depiction

**Lehman Property Legal Description
(per ALTA dated September 8, 2021)**

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Exhibit B.2 – Concept Plan

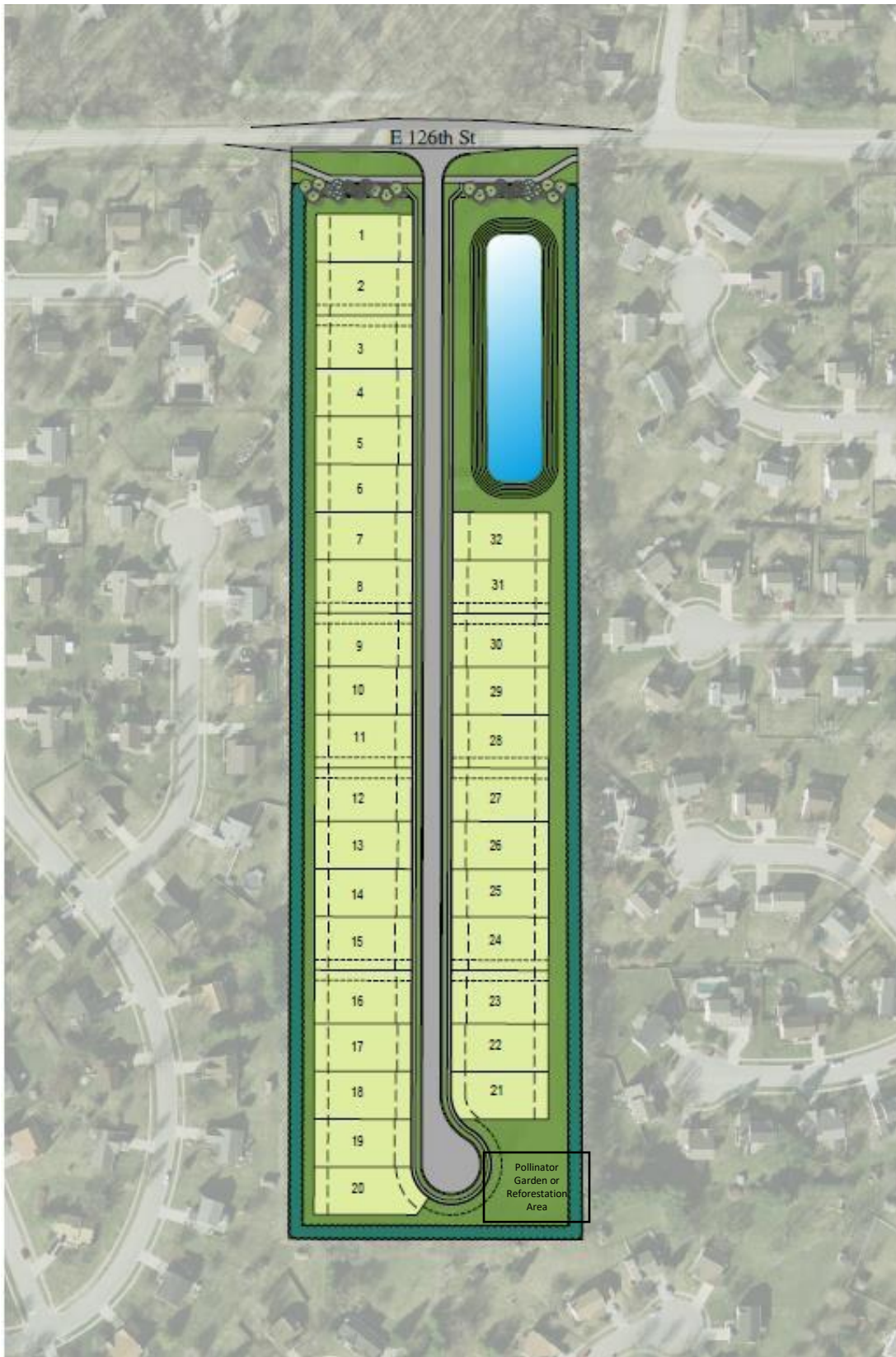
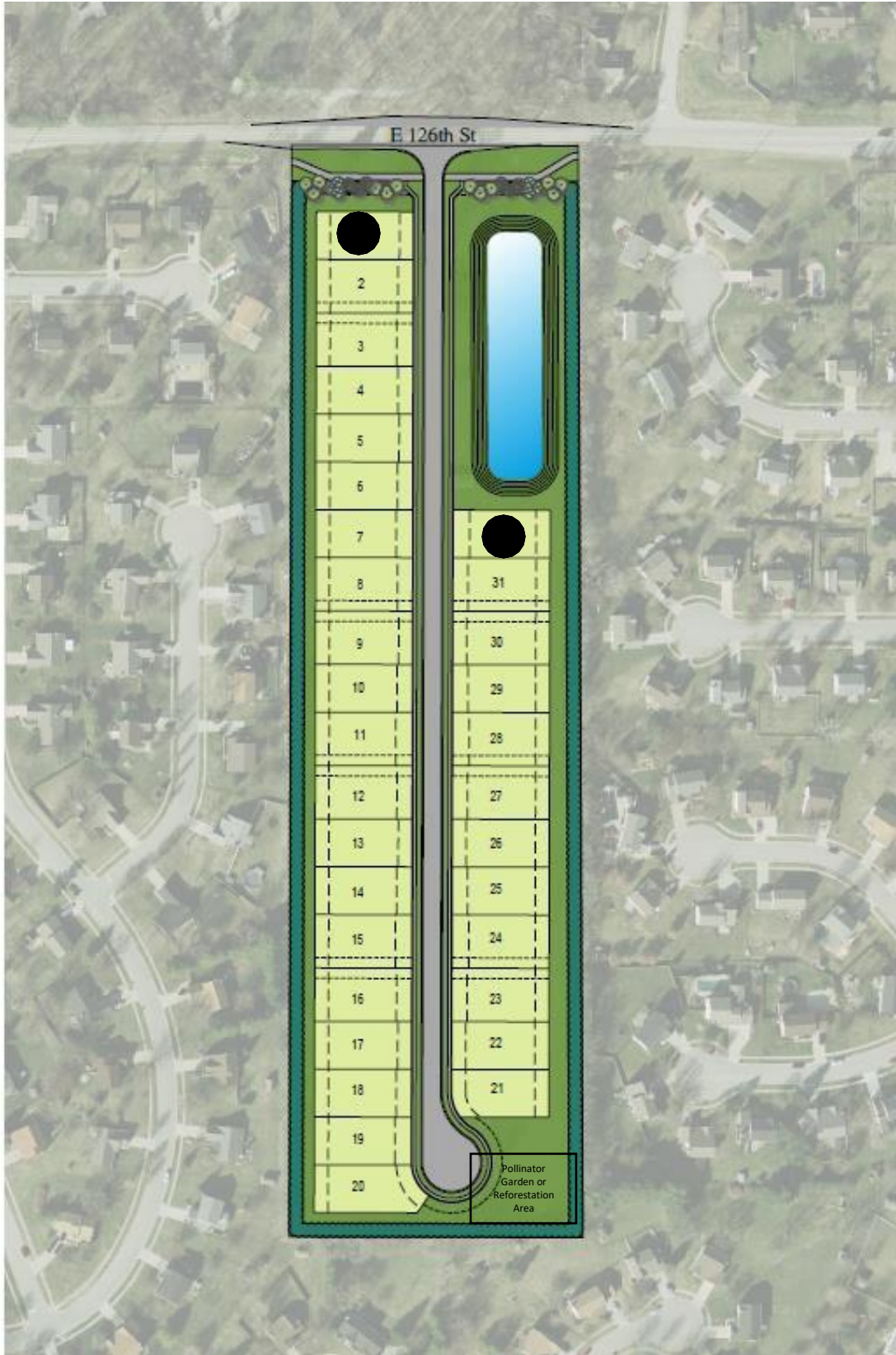


Exhibit B.3 – Illustrative Architectural Exhibit



Exhibit B.4 – Additional Architecture Exhibit



ORDINANCE NO. _____

Exhibit B.5 – Garage Door Exhibit



Exhibit B.6 – Pond Edges Exhibit





CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Megan Vukusich, Department of Planning & Zoning, T: (317) 588-1431 E: vukusichm@fishers.in.us

DOCKET NUMBER:

RZ-21-9

PETITIONER/PROPERTY OWNER:

Putle Homes of Indiana, LLC,

MEETING DATE:

January 18, 2022

PROPERTY ADDRESS/LOCATION:

8115 E 126th Street, Fishers, IN, generally located on the south side of 126th St, between Allisonville Rd and Lantern Rd

SPECIFIC REQUEST: Consideration of a rezone of 15 acres from R-3 to PUD-R. The new zoning district will be known as the 'Lehman PUD' and consists of 32 single-family residential lots.

SIZE OF PROPERTY:

15 acres

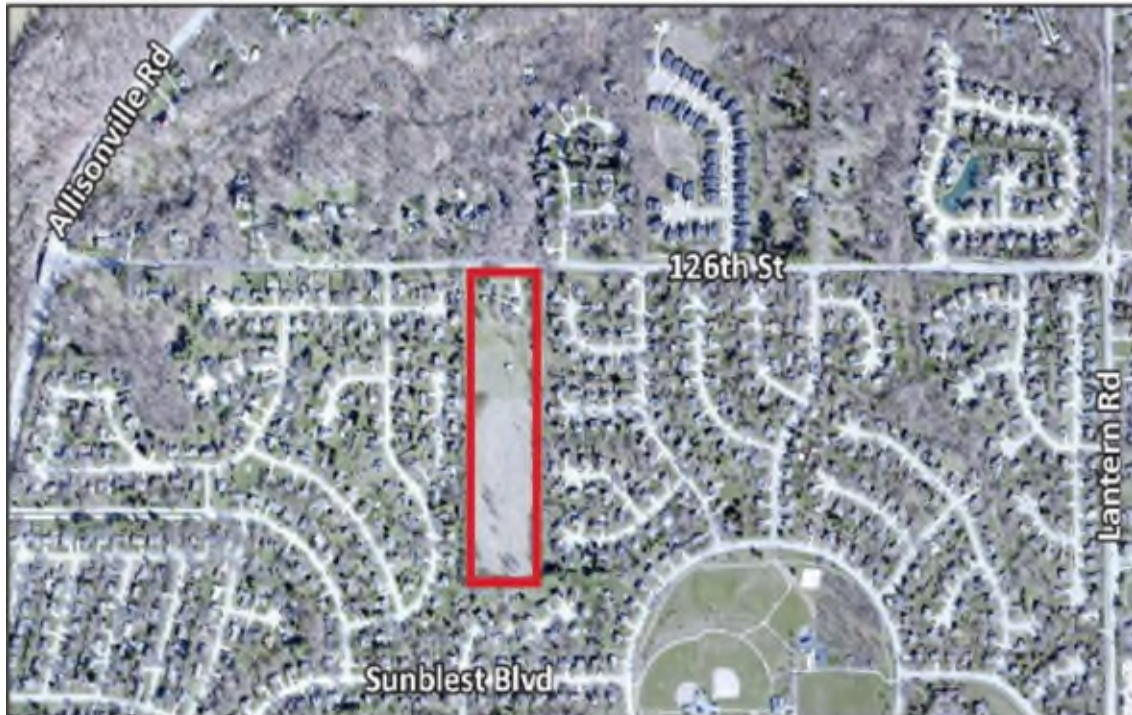
EXISTING ZONING:

R-3 Residential

EXISTING LAND USE:

Residential Single-Family

LOCATION MAP:



STAFF RECOMMENDATION

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

PETITION HISTORY:

The current zoning of the property is R3-Residential. This zoning designation was approved in 2005 with the interlocal agreement between Fishers and Noblesville. Prior to 2005 zoning was under the jurisdiction of Noblesville.

The R3 District is intended to provide for single family detached homes in a medium density range of approximately 1.0 to 2.0 dwelling units per acre. The property is currently be used a single-family residence.

PETITION OVERVIEW:

The new zoning district will be known as the 'Lehman PUD' and is generally located on the south side of 126th St, between Allisonville Rd and Lantern Rd. The underlying zoning district for this PUD will incorporate the R5 Residential Zoning District development standards found within the City's Unified Development Ordinance (UDO), except as modified by the proposed ordinance. The project consists of 32 single-family residential lots. Please reference the Petitioner's Packet for the proposed Concept Plan and Illustrative Architectural Exhibit for the proposed homes to be built.

Development Standards

The underlying zoning district for this PUD will incorporate the R5 Residential Zoning District development standards found within the City's Unified Development Ordinance (UDO), except as modified by the proposed ordinance identified below in red.

Lehman PUD		UDO R5 Residential
1a. Lot area	8,400 sf	7,500 sf
1b. Lot width at building line – standard	60'	70'
1c. Lot width at building line – corner	60'	84'
1d. Lot frontage	35'	50'
2. Minimum Building Setbacks		
2a. Front - local street / other street type	20' / 40'	25' / 40'
2b. Side, primary structure	7'	10'
2d. Rear, primary structure	20'	25'
3. Maximum Building Height		
3a. Primary structure	35'	35'
4. Building Floor Area		
4a. Living unit area, 1-story (min)	1,600 sf	1,000 sf
5. Other		
5b. Impervious area of lot (max)	55%	50%
6. Maximum Lots Permitted		
6a. Maximum Number of Lots	35	N/A

Architectural Exhibits

The Illustrative Architectural Exhibit will be incorporated into the PUD Ordinance 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. The Illustrative Architectural Exhibit will go before the PUD Committee for approval on November 3, 2021.

All homes will be required to meet the following additional architectural standards:

- Overhangs a minimum of 11” in dept
- No aluminum, heavy-gauge vinyl, or vinyl siding material
- Decorative garage doors
- All lots with homes along a major thoroughfare shall incorporate additional architectural elements on the rear façade.

Open Space and Landscaping

Open Space shall be provided as shown on the Concept Plan and includes open space in the southeast corner to be either (i) a pollinator garden featuring pollen or nectar producing plant material/flowers, or (ii) a reforestation area with a mixture of deciduous or evergreen trees (minimum of twenty (20) trees). All required landscaping will be native species as selected from the City of Fishers Planting Guide list of Approved Species.

Site Access & ROW

A local road will be constructed off 126th Street. It is important to highlight that all access and ROW improvements will need to be reviewed by the City’s Engineering Department through the Technical Advisory Committee (TAC) and are subject to additional comments by staff. A 10’ pedestrian path is proposed along 126th Street to provide future connections to Holland Park and the Nickel Plate Trail.

STAFF COMMENTS:

Fishers 2040

The Fishers 2040 Future Land Use Map identifies this area as Suburban Residential, which is defined as single-family detached residential at low densities ranging from 2-4 dwelling units per acre. The proposed development aligns with this vision with a maximum of 2.33 residential units per acre.

Current Conditions

The proposed development is surrounded by single-family residential, ranging from R1 to R4. To the east, south, and west is the Sunblest neighborhood. To the north, on the other side of 126th St, lies estate residential lots and the Winding Creek Woods neighborhood. The proposed development aligns with the current conditions and character of the surrounding land.

City Council

This item was given First Reading at City Council on October 11, 2021. Below is an overview of the comments made by Council:

- Councilman DeReamer – Concerns with adopting a PUD Ordinance. Would rather see a ‘straight-zoned’ development. Concerns with the 7’ side yard setback and how this impacts stormwater runoff, and the 25’ rear setback in allowing future backyard improvements such as sunrooms and patios. Feels the density is too high.
- Councilwoman Stoller – Concerned about the impervious surface percentage and the drainage onto adjacent

properties.

- Councilwoman Coble – Would like to see universal design features incorporated into the homes and additional architecture on the homes along 126th Street.

Staff has asked the petitioner to address these matters:

- Setbacks – Petitioner has provided a typical lot layout showing the home footprint with the required setbacks. This is included in Tab 4 of the Petitioner’s Packet
- Drainage - There is a detention pond located within the development that will be designed with storm sewers to accommodate the appropriate amount of stormwater runoff. This will be reviewed for compliance through the Technical Advisory Committee (TAC).
- Additional architectural projections are required for the two homes along 126th Street
- Buyers are given the option to include Universal Design features in their homes.

Plan Commission & PUD Committee

During its November 3, 2021 meeting, the Fishers Advisory Plan Commission held a public hearing. Nine (9) residents spoke at the public hearing. Most of the residents lived in the surrounding area, including the Sunblest neighborhood and Hollow Wood, with one resident from Britton Falls. Below are the main concerns brought up during the public hearing:

- Passing Blister on 126th and termination point in relation to the Hollow Wood entrance.
- Concerns with the proposed density
- Fire concerns with the homes located too close together
- Desire for a trail along 126th St
- Drainage concerns - Pond design
- Integrity of the proposed builder, Pulte

Plan Commission sent NO RECOMMENDATION to City Council by a vote of 7 to 1. The architectural elevations for the multi-family units were approved by the PUD Committee on November 3, 2021.

Recommendation

Since the public hearing at Plan Commission, the petitioner has worked with the City to remove the passing blister along 126th Street. Staff recommends City Council approve as presented.

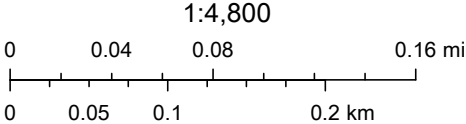
-
- ATTACHMENTS:**
- 1) Council Action Form (CAF)
 - 2) Ordinance
 - 3) Petitioner’s Packet
 - 2) Fishers 2040 Future Land Use Map

Fishers 2040



October 4, 2021

- | | | | | |
|----------------------|----------------------|----------------------|--------------------------|----------------------|
| Facilities | Parcels | CompPlan_Open | Estate Residential | Core Residential |
| Municipal Facilities | Fishers CompPlan_Use | Special Study Area | Low Density Suburban Res | Attached Residential |
| Parks and Recreation | Other | Suburban Residential | Neighborhood Mixed Use | |



Fishers, IN GIS

Suburban Residential

PURPOSE

Single-family detached residential at low densities ranging from two to four dwelling units per acre. For larger development, a variety of densities within the permitted range is encouraged to allow for more diversity in housing type.

LAND USES

- Single-family detached residential

DENSITY/INTENSITY

- Residential development between two and four dwelling units per acre

DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Internal and external pedestrian and vehicular connectivity is required.
- A mix of housing types and architectural styles is desired.

- Curvilinear street layout is permitted, however grid or modified grid street layout is also permitted to increase connectivity with surrounding neighborhoods. Vehicular and pedestrian connections to neighboring parcels is required.
- To provide opportunities for affordable, sustainable housing, smaller lots and smaller minimum home sizes may be appropriate depending on the location, quality, and character of the development plan and homes.

EXAMPLES: Sandstone, Silverton



This aerial photo of residential lots in the Sandstone neighborhood is an example of typical suburban residential densities.



This photo of a home in the Silverton neighborhood is typical of the architecture, size and front yard setbacks typical to suburban residential neighborhoods.

Core Residential

PURPOSE

Residential neighborhoods that may incorporate a variety of single- and multiple-family dwellings. The integration of a broad range of housing within neighborhoods allows for greater housing choices particularly for younger and older age groups. This classification is intended to provide market flexibility for a wider range of housing choices. This land classification is appropriate in areas close to the downtown core or other mixed-use districts. Larger sites are expected to incorporate a mix of housing types and to be designed to look, feel and function as a cohesive neighborhood. Smaller sites may include a single housing type, appropriately scaled to the surrounding context.

LAND USES

- Single-family detached residential
- Townhomes or condominiums
- Duplexes

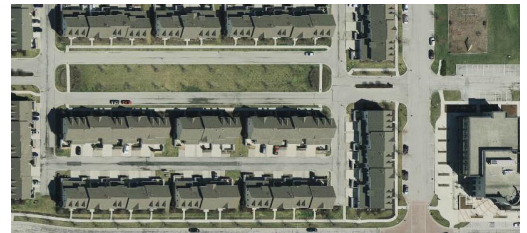
DENSITY/INTENSITY

- Density is intended to be between four to eight units per acre. Density shall be further defined through the applicable development standards in the UDO.

DEVELOPMENT FEATURES

- A mix of housing types and architectural styles is desired.
- Development shall protect and enhance natural environment.
- A grid-like street layout that is well-connected to neighboring parcels.
- Internal and external pedestrian and vehicular connectivity is required.
- On-street parking and use of alleys for garage access preferred.
- Features such as porches that support street-level activity are encouraged.

EXAMPLES: Saxony



The aerial photo above shows townhomes in the Saxony area. The mix of a variety of housing types in a walkable setting is what is envisioned for the core residential neighborhoods.



The photo above is an example of cottage homes that fit the vision for the core residential areas.



Council Action Form

MEETING DATE	January 18, 2022			
TITLE	Consideration of a rezone of 15 acres from R-3 to PUD-R for 32 single-family homes. Property is located on the south side of 126th St, between Allisonville Rd and Lantern Rd. Project is known as the Lehman PUD, case #RZ-21-9			
SUBMITTED BY	Name & Title: Megan Vukusich, Director Planning & Zoning			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #: 101121F		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input 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>	
BACKGROUND (Includes description, background, and justification)	<p>Putle Homes of Indiana, LLC requests a rezone of 15 acres from R-3 to PUD-R. The new zoning district will be known as the 'Lehman PUD' and is generally located on the south side of 126th St, between Allisonville Rd and Lantern Rd. The underlying zoning district for this PUD will incorporate the R5 Residential Zoning District development standards found within the City's Unified Development Ordinance (UDO), except as modified by the proposed ordinance. The project consists of 32 single-family residential lots.</p> <p>Please reference the Petitioner Packet for the proposed Concept Plan and Illustrative Architectural Exhibit for the proposed homes to be built.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	Not Applicable (N/A)
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Deny
	3.	Continue
	4.	
PROJECT TIMELINE	<p>October 11, 2021 - 1st Reading at City Council November 3, 2021 - Public Hearing at Plan Commission November 15, 2021 - Anticipated Final Reading and Approval at City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends Council approve as presented.	
SUPPLEMENTAL INFORMATION (List all attached documents)	<ol style="list-style-type: none"> 1. Ordinance 2. Staff Report 3. Petitioner Packet 4. Fishers 2040 Map 	