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05/29/2018 02:29:35PM 2 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented

FDS



**ORDINANCE NO. 052118J
AN ORDINANCE TO AMEND THE
UNIFIED DEVELOPEMTN ORDINANCE OF THE
CITY OF FISHERS, HAMILTON COUNTY, INDIANA**

This is an ordinance to amend the text of the MEDTECH Planned Unit Development, Ordinance No. 071816, (“MEDTECH PUD”), previously enacted by the City of Fishers, Hamilton County, Indiana (“City”), pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

WHEREAS, Central Indiana Orthopedics, P.C. (the “Developer”), seeks to amend the development Standards of the METECH PUD, as further specified herein (“Amendment”);

WHEREAS, the City’s Plan Commission has conducted a public hearing on Docket No. PRT-9872 as required by law in regards to the Amendment; and

WHEREAS, the Plan Commission at its April 11, 2018 meeting sent a positive recommendation to the Fishers City Council by a vote of 8 in favor and 1 opposed.

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

Section 1. Section 1.04 Development Standards of the MEDTECH PUD is hereby amended to add the following language:

Section 1.04 Development Standards:

...

B. General Regulations:

...

(3) Minimum Lot Frontage: Shall not Apply; provided an easement is provided for the project that allows cross access through the properties to the Public Right of Way.

(4) Minimum Lot Area: 1.75-acres

Section 2. All other provisions of the MEDTECH PUD not in conflict with or specifically changed by this Amendment shall remain in full force and effect.

Section 3. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

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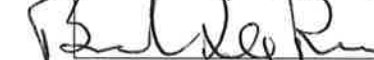
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ORDINANCE NO. 052118J

SO ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA this 21st day of May, 2018
**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

<u>YAY</u>		<u>NAY</u>	<u>ABSTAIN</u>
	Todd P. Zimmerman, President		
	Richard W. Block, Vice-President		
	C. Pete Peterson, Member		
	John Weingardt, Member		
	Eric Moeller, Member		
	Selina M. Stoller, Member		
	David George, Member		
	Cecilia C. Coble, Member		
	Brad DeReamer, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 21st day of May, 2018, at 9:30 P m.

ATTEST: 
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL


Scott A. Fadness, Mayor

5/21/2018
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." /s/ Christopher Greisl, Esq.



CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Dale Davis, AICP, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 595-3137

DOCKET NUMBER:
PRT-9872

PETITIONER/PROPERTY OWNER:
Central Indiana Orthopedic/Envoy Construction

MEETING DATE:
April 11, 2018; 6:00 pm

PROPERTY ADDRESS/LOCATION:
136th Street & Southeastern Parkway

SPECIFIC REQUEST: Consideration of a Text Amendment to the MedTech PUD.

SIZE OF PROPERTY:
69.95 Acres

EXISTING ZONING:
PUD-C (MedTech)

EXISTING LAND USE:
Undeveloped/Vacant

PROJECT SUMMARY:

Central Indiana Orthopedic requests approval of text amendment to remove the lot frontage requirement of 200 feet and to establish a minimum lot size of 1.75 acres.



STAFF RECOMMENDATION

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

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

PETITION HISTORY:

The Primary Plat was previously approved. A text amendment allowing for buildings to span property lines was approved on January 16, 2018. This is the first hearing for this text amendment. This is scheduled for the May 21 City Council meeting.

Primary Plat:

Initial Approval: December 13, 2016

Plan Commission Hearing: January 10, 2018

First Text Amendment:

January 16, 2018

PETITION OVERVIEW:

Central Indiana Orthopedic would like the ability to locate multiple buildings on one lot with common parking. This layout will make satisfying the frontage requirement difficult as not all buildings will have frontage on the main roadway. With this text amendment, cross access easements will be required across the parking area to ensure that the buildings with no frontage remain accessible.

Staff has also requested a minimum lot size of 1.75 acres to be established in lieu of the previously established 200 foot frontage requirement.

PUBLIC COMMENTS:

At the time of writing this report, no comments have been received from the public.

STAFF COMMENTS:

Staff supports this request as it meets the intent of the Comprehensive Plan and will better utilize the land within MedTech Park. The inclusion of a minimum lot size should aid in prohibiting the development of non-medical uses while meeting the petitioner's goal of creating multiple lots on one lot with shared parking.

Staff recommends Approval.

ATTACHMENTS: 1) Ordinance



Council Action Form

MEETING DATE	May 21, 2018			
TITLE	MedTech PUD Text Amendment			
SUBMITTED BY	Name & Title: Dale Davis, AICP			
	Department: Community Development			
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 checked="" type="checkbox"/> 1 st Reading	<input checked="" type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> 3 rd Reading
	Ordinance #: 052118J		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			
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 – Name of Reviewer:			
BACKGROUND				

(Includes description, background, and justification)	The proposed text amendment removes the 200 foot lot frontage requirement and replaces it with a minimum lot size of 1.75 acres	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval Option</i>)	1.	Approve
	2.	Deny
	3.	Amend and return to Plan Commission
	4.	
PROJECT TIMELINE	Plan Commission public hearing: April 11, 2018 City Council: May 21, 2018	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends approval.	
SUPPLEMENTAL INFORMATION (List all attached documents)	Staff report Ordinance	