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Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented



Year
2016

MEDTECH PUD

MEDTECH PUD

1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration	Purpose and Intent	Permitted Uses
<p>Ordinance No. 071816 (this "Ordinance") Adopted: September 19, 2016</p> <p>The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 090605A, as amended, and the OFFICIAL ZONING MAP, CITY OF FISHERS, INDIANA, dated October 16, 2006, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:</p> <p>The zoning classification of the real estate legally described in Section 1.09 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 "MedTech PUD."</p> <p>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 All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.</p>	<p>The purpose of this PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the UDO to the development of the Real Estate.</p>	<p>All uses described in the C3 Commercial District, except for the following:</p> <ul style="list-style-type: none"> • Automobile Sales and Service • Restaurant (With Drive-Thru)

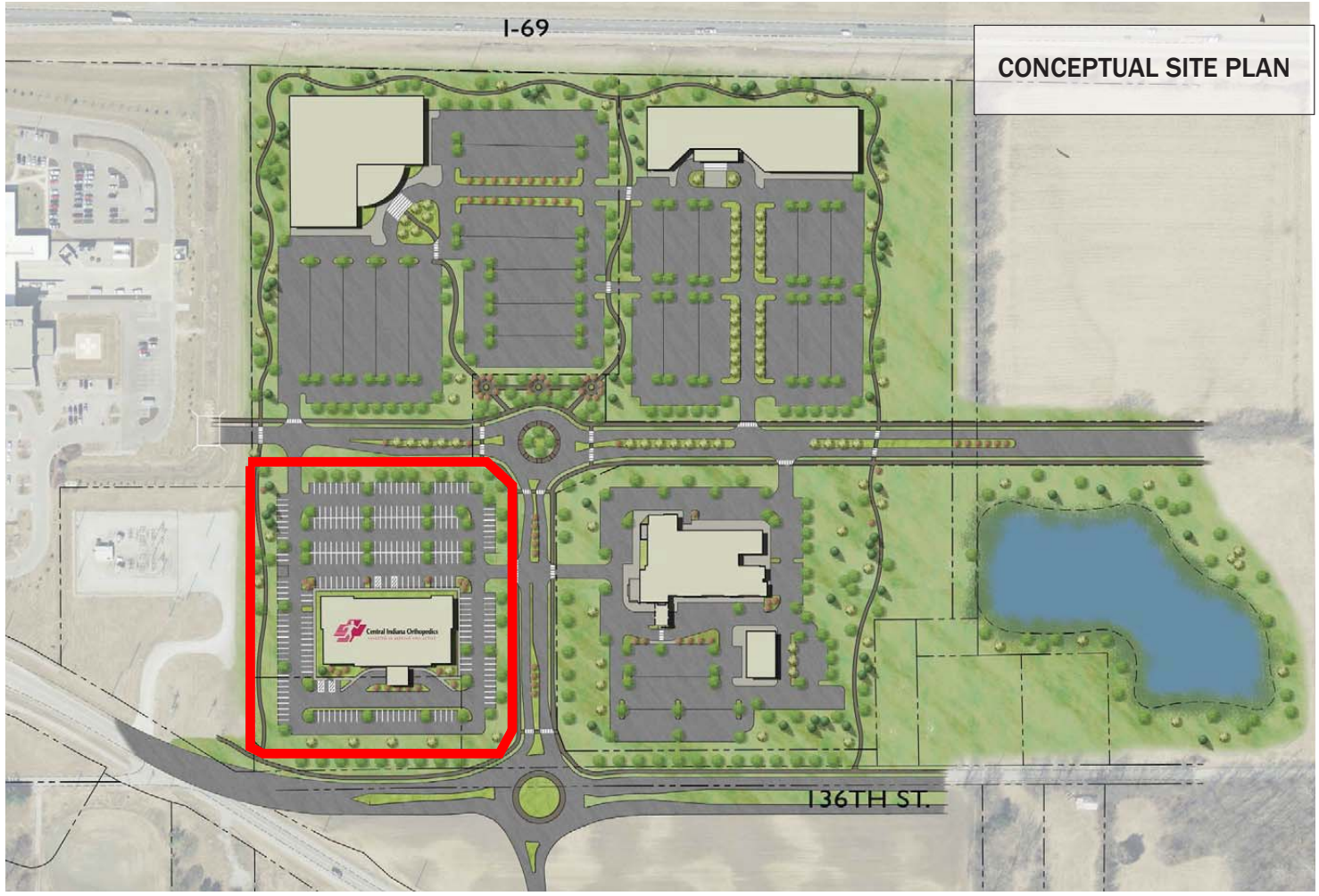
MEDTECH PUD

1.02 Applicability

A. The standards of the UDO applicable to the **C3** Commercial District shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Article" cross-references of this Ordinance shall hereafter refer to the Article 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. Pursuant to Article 4.02(F): Amendments to the Unified Development Ordinance, an amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and Article 1.10: Basic Provisions: Transition Rules also shall apply to amendments.

1.03 Concept Plan

A. The Concept Plan is hereby incorporated. The Real Estate's development plan may vary from the Concept Plan; however, per Article 9.17(A)(2)(a): Planned Unit Development District; General; Purpose & Intent, the Concept Plan provides the Plan Commission and City Council with a general vision for the development of the Real Estate. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.



Lot 1



1.04 Development Standards

- A. Cross References: The regulations of *Article 05: Development Standards* shall apply, except as modified by this Ordinance.
- B. General Regulations: *Article 2.28: C3 Commercial District Development Standards* shall apply, except as modified below:
 - (1) Minimum Front Setback, Minimum Side Setback, and Minimum Rear Setback shall not apply. Instead, the following shall apply:
 - (i) Minimum Setback from 136th Street: Fifty (50) feet.
 - (ii) Minimum Setback from I-69: Fifty (50) feet.
 - (iii) Other Minimum Front, Side, and Rear Setbacks: Fifteen (15) feet.
- C. Accessory Structure Standards (AS): shall apply.
- D. Architectural Design Standards (AD): shall apply.
- E. Density & Intensity Standards (DI): shall apply.
- F. Entrance & Driveway Standards (ED): shall apply.
- G. Environmental Standards (EN): shall apply.
- H. Fence & Wall Standards (FW): shall apply.
- I. Floodplain Standards (FP): shall apply.
- J. Floor Area Standards (FA): shall apply.
- K. Height Standards (HT): shall apply.
- L. Home Occupation Standards (HO): shall apply.
- M. Landscaping Standards (LA): shall apply, except as modified below:
 - (1) Article 5.40 LA-02: Landscaping Standards; Street Trees; shall not apply. Instead, the following shall apply:
 - (i) Street trees shall be planted along the internal streets at a ratio of one (1) tree per fifty (50) feet and may be planted with a maximum distance of seventy-five (75) feet between street trees.
 - (ii) Street trees shall be planted within the outer ten (10) feet of right-of-way. If space is not available within the outer ten (10) feet of right-of-way, then the trees shall be planted on the abutting property within ten (10) feet of the right-of-way and may be credited toward the applicable lot plantings.
 - (2) Any trees that otherwise would be required to be installed within an electrical utility easement shall be required only if, and to the extent, permitted by the respective utility and shall be subject to the utility's placement and species restrictions.
- N. Lighting Standards (LT): shall apply.
- O. Loading Standards (LD): shall apply.
- P. Lot Standards (LO): shall apply.
- Q. Outdoor Storage Standards (OS): shall apply.
- R. Parking Standards (PK): shall apply.
- S. Pedestrian Accessibility Standards (PA): shall apply.
- T. Performance Standards (PF): shall apply.
- U. Permanent Outdoor Display Area Standards (PD): shall apply.
- V. Property Identification Standards (PI): shall apply.
- W. Public Art Standards (PT): shall apply.
- X. Public Improvement Standards (PV): shall apply.
- Y. Setback Standards (SB): shall not apply.
- Z. Sewer & Water Standards (SW): shall apply.
- AA. Sexually Oriented Business Standards (SX): shall apply.
- BB. Sign Standards (SG): shall apply, except as modified below:
 - (1) Article 5.94 SG-04: Commercial and Industrial Districts; (A)(5): *Permanent Signs (Commercial and Industrial)*; *Integrated Center Identifican Signs - 5 Acre Developments*; shall not apply.
 - (2) Article 5.94 SG-04: Commercial and Industrial Districts; (A)(7)(a): *Permanent Signs (Commercial and Industrial)*; *Wall Signs; General*; shall apply, except as modified below:
 - (i) Logos may be up to one hundred (100) percent of the allowable sign area for Lot 1.

MEDTECH PUD

- (3) In addition to other permitted wall signs per the Sign Standards, Lot 1 shall be permitted one (1) wall sign on its west elevation, and such sign shall have a ~~with~~ maximum sign area of one hundred and fifty (150) square feet and shall be architecturally compatible to the building in terms of scale and massing.
- (4) In addition to other permitted signs per the Sign Standards, the following sign types shall be permitted and shall be substantially similar to the character and quality of the illustrative examples provided in the Sign Exhibit, attached hereto as **Exhibit C**:
 - (i) Entry Identification Sign
 - (a) Quantity: Two (2) Entry Identification Signs
 - (b) Maximum Height: Ten (10) feet
 - (c) Maximum Sign Area: Ninety (90) ft²
 - (d) Location: As shown on the Sign Exhibit, attached hereto as **Exhibit C**.
 - (ii) Monument Identification Sign
 - (a) Quantity: Four (4) Monument Identification Signs
 - (b) Maximum Height: Six (6) feet
 - (c) Maximum Sign Area: Thirty-two (32) ft²
 - (d) Location: As shown on the Sign Exhibit, attached hereto as **Exhibit C**.
- CC. Structure Quantity Standards (SQ): shall apply.
- DD. Telecommunication Facilities Standards (TC): shall apply.
- EE. Temporary Use/Structure Standards (TU): shall apply.
- FF. Use-specific Standards (US): shall apply.
- GG. Vision Clearance Standards (VC): shall apply.

1.05 Design Standards

- A. Cross References: The regulations of *Article 7: Design Standards* applicable to a *Planned Unit Development (PUD)* shall apply except as modified by this Ordinance:
- B. Access Road Standards (AC): shall apply.
- C. Alley Standards (AL): shall apply.
- D. Anti-monotony Standards (AM): shall apply.
- E. Common Area Standards (CA): shall apply.
- F. Covenant Standards (CE): shall apply.
- G. Dedication of Public Improvement Standards (DD): shall apply.
- H. Density and Intensity Standards (DE): shall apply.
- I. Development Name Standards (DN): shall apply.
- J. Easement Standards (EA): shall apply.
- K. Erosion Control Standards (EC): shall apply.
- L. Floodplain Standards (FL): shall apply.
- M. Lot Establishment Standards (LT): shall apply.
- N. Mixed Use Development Standards (MU): shall apply.
- O. Monument & Marker Standards (MM): shall apply.
- P. On-street Parking Standards (OG): shall apply.
- Q. Open Space Standards (OP): shall apply, except as modified below:
 - (1) Article 7.26 OP-02: Open Space Standards; Commercial and Industrial; (C)(1): *Site Features that Qualify as Open Space* shall apply, except as modified below:
 - (i) Perimeter landscaping that is at least fifteen (15) feet wide and thirty (30) feet long shall count one hundred percent (100%) toward the open space requirements.
- R. Pedestrian Network Standards (PN): shall apply.
- S. Perimeter Landscaping Standards (PL): shall only apply to the I-69 perimeter and the 136th Street perimeter, and any trees required thereby to be installed within an electrical utility easement shall be required only if, and to the extent, permitted by the respective utility and shall be subject to the utility's placement and species restrictions.
- T. Prerequisite Standards (PQ): shall apply.

MEDTECH PUD

- U. Storm Water Standards (SM): shall apply.
- V. Street & Right-of-way Standards (SR): shall apply.
- W. Street Lighting Standards (SL): shall apply.
- X. Street Name Standards (SN): shall apply.
- Y. Street Sign Standards (SS): shall apply.
- Z. Surety Standards (SY): shall apply.
- AA. Utility Standards (UT): shall apply.

MEDTECH PUD

1.06 Procedures

- A. The procedures set forth in *Article 9: Processes, Permits & Fees; Planned Unit Development* shall apply. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.
- B. The Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for review pursuant to *Article 9.20 Planned Unit Development; Final Development Plan*.
- C. The Committee shall have discretion and flexibility to consider and approve modifications pertaining to architecture, signage, and landscaping design standards established or referenced by this Ordinance if the Committee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.

1.07 Overlay District

- A. Cross References: *Article 3.06: Interstate 69 Overlay District (I69-OL)* shall not apply to Office, Hospital, and/or other Medical uses that are tax exempt on the Real Estate.

MEDTECH PUD

Ord 011816

Year
2016

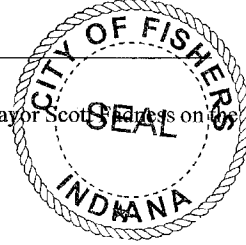
1.08 Adoption

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 19th day of September, 2016.

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

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



I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott A. Fadness on this 19th day of September, 2016, at 9 p. m.

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

MAYOR'S APPROVAL
Scott A. Fadness
Scott A. Fadness, Mayor

9/19/2016
DATE

Approved by: Chris Greisl, City of Fishers, City Attorney
Prepared by: Steven D. Hardin, Esq.,
Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600,
Indianapolis, Indiana 46240. (317) 569-9600.

In accordance with 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: Steven D. Hardin, Esq.

MEDTECH PUD

1.09 Real Estate

See attached Exhibits A & B.

Exhibit A
Legal Description

Parcel 1 (Fairglen I, LLC)

A part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 18 North, Range 5 East, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 24, Township 18 North, Range 5 East, thence South 89 degrees, 59 minutes, 35 seconds East along the south section line of said quarter section 380 feet, thence North 0 degrees, 10 minutes, 30 seconds East 170 feet, thence north 89 degrees, 59 minutes, 35 seconds West 380 feet, thence Southward to the point of beginning.

Parcel 2 (Crooks Investments, LLC)

Parcel 1 (Marple)

Part of the Southeast Quarter of the Southwest Quarter of Section twenty-four (24), Township eighteen (18) North, Range five (5) East, and more specifically described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section twenty-four (24), Township eighteen (18) North, Range five (5) East marked by a stone; thence North zero degrees (0°) and zero minutes (0') and ten seconds (10") West (assumed bearing), one thousand two hundred sixty-four and ninety-four hundredths (1264.94) feet to a point on the South right-of-way line of Interstate 69 marked by an iron pin; thence North eighty-eight degrees (88°) thirty-three minutes (33') and five seconds (5") West on and along said South right-of-way line, one thousand three hundred nineteen point one (1319.1) feet to a point marked by a iron pin; thence South zero degrees (0°), ten minutes (10') and thirty seconds (30") West, one thousand two hundred ninety point six (1290.6) feet to the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section twenty-four (24), township eighteen (18) North, Range five (5) East marked by a stone; thence South eighty-nine degrees (89°) and fifty-nine minutes (59') and thirty-five seconds (35") East and along the South Section line of said quarter section, one thousand three hundred twenty-two point five (1322.5) feet to the point of beginning.

The above described plat contains thirty-eight and seventy-four hundredths (38.74) acres.

AND

PARCEL II (Marple)

Part of the Southwest Quarter of the Southeast Quarter of Section 24, Township 18 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 24, Township 18 North, Range 5 East; thence North 00 degrees 00 minutes 10 seconds West (assumed bearing) on and along the West line of said Quarter Quarter Section 1264.94 feet to the South right-of-way line of Interstate Route 69; thence South 88 degrees 33 minutes 05 seconds East on and along said right-of-way line 1317.77 feet to the East line of said Quarter Quarter Section; thence South 00 degrees 06 minutes 35 seconds East on and along said East line 1231.80 feet to the South line of said Quarter Quarter Section; thence North 89 degrees 59 minutes 35 seconds West on and along aforesaid South line 1319.65 feet to the place of beginning, containing 37.79 acres, more or less.

LESS (Fairglen I)

A part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 18 North, Range 5 East, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 24, Township 18 North, Range 5 East, thence South 89 degrees, 59 minutes, 35 seconds East along the south section line of said quarter section 380 feet, thence North 0 degrees, 10 minutes, 30 seconds East 170 feet, thence north 89 degrees, 59 minutes, 35 seconds West 380 feet, thence Southward to the point of beginning.

LESS (Glenarbor / Marple West / Parcel IV)

Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 24, Township 18 North, Range 5 East; thence North 89 degrees 59 minutes 35 seconds West (assumed bearing) on and along South line of said Quarter Quarter Section 110 feet to the point of beginning of Parcel 4; thence North 00 degrees 00 minutes 10 seconds East 280 feet; thence North 89 degrees 59 minutes 35 seconds West 75 feet; thence South 00 degrees 00 minutes 10 seconds West 280 feet; thence South 89 degrees 59 minutes 35 seconds East 75.00 feet to the point of beginning of Parcel 4, containing .48 acres, more or less.

LESS (Glenarbor / Marple West / Parcel III)

Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 24, Township 18 North Range 5 East; thence North 00 degrees 00 minutes 10 seconds East 210 feet to point of beginning of Parcel 3 thence North 00 degrees 00 minutes 10 seconds East 70 feet; thence North 89 degrees 59 minutes 35 seconds West 110 feet; thence South 00 degrees 00 minutes 10 seconds West 70 feet; thence South 89 degrees 59 minutes 35 seconds East 110 feet to point of beginning of Parcel 3 containing .18 acres, more or less.

LESS (Glenarbor / Part of Marple West and Marple East / Parcel I)

Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 24, Township 18 North, Range 5 East; thence South 89 degrees 59 minutes 35 seconds East (assumed bearing) on and along South line of said Quarter Quarter Section 75 feet; thence North 00 degrees 00 minutes 10 seconds West 210 feet; thence North 89 degrees 59 minutes 35 seconds West 185 feet; thence South 00 degrees 00 minutes 10 seconds West 210 feet; thence South 89 degrees 59 minutes 35 seconds East 110 feet to the place of beginning, containing .89 acres, more of less.

LESS (Glenarbor / Marple East / Parcel II)

Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 24, Township 18 North Range 5 East; thence South 89 degrees 59 minutes 35 seconds East (assumed bearing) on and along South line of said Quarter Quarter Section 75 feet; to the point of beginning of Parcel 2 thence South 89 degrees 59 minutes 35 seconds East (assumed bearing) on and along South line of said Quarter Quarter Section 160 feet; then North 00 degrees 00 minutes 10 seconds West 210 feet; thence North 89 degrees 59 minutes 35 seconds West 160 feet; thence South 00 degrees 00 minutes 10 seconds West 210 feet to the point of beginning of Parcel 2, containing .53 acres, more or less.

LESS

PARCEL II (Marple)

Part of the Southwest Quarter of the Southeast Quarter of Section 24, Township 18 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 24, Township 18 North, Range 5 East; thence North 00 degrees 00 minutes 10 seconds West (assumed bearing) on and along the West line of said Quarter Quarter Section 1264.94 feet to the South right-of-way line of Interstate Route 69; thence South 88 degrees 33 minutes 05 seconds East on and along said right-of-way line 1317.77 feet to the East line of said Quarter Quarter Section; thence South 00 degrees 06 minutes 35 seconds East on and along said East line 1231.80 feet to the South line of said Quarter Quarter Section; thence North 89 degrees 59 minutes 35 seconds West on and along aforesaid South line 1319.65 feet to the place of beginning, containing 37.79 acres, more or less.

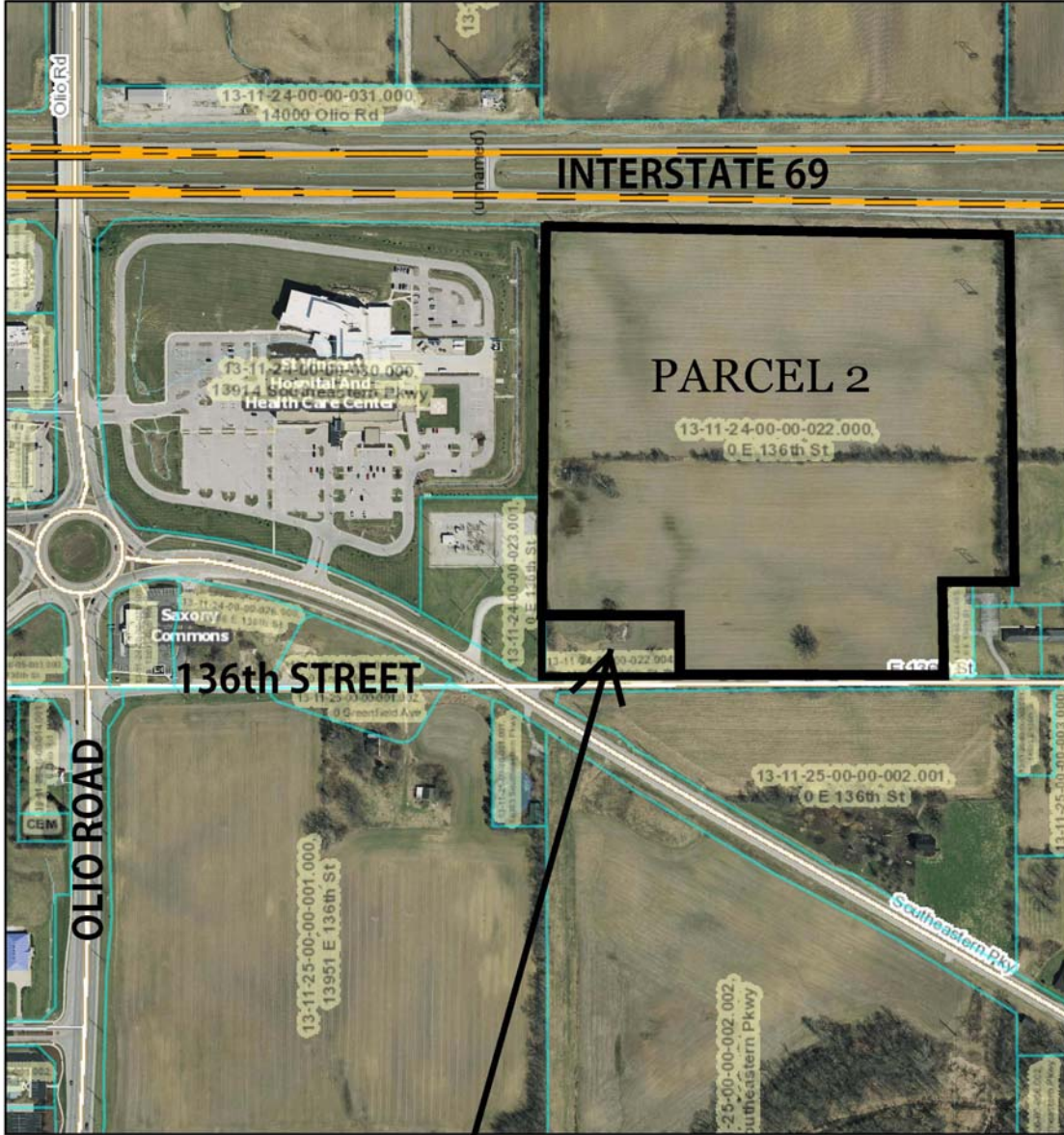
LESS:

Hamilton County Bridge #176
136th Street over Mud Creek
Parcel 1 Fee

A part of the South Half of the Southeast Quarter of Section 24, Township 18 North, Range 5 East, Hamilton County, Indiana, and being part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked EXHIBIT "B", described as follows:

Beginning at a point on the south line of said section North 89 degrees 34 minutes 22 seconds East 758.08 feet from the southwest corner of said quarter section, which point of beginning is designated as point "5" on the Location Control Route Survey Plat recorded in Instrument 200100057888 in the Office of the Recorder of said county; thence North 0 degrees 25 minutes 38 seconds West 16.50 feet to point "21" designated on said parcel plat on the north boundary of 136th Street; thence North 76 degrees 59 minutes 00 seconds East 153.70 feet to point "23" designated on said parcel plat; thence North 89 degrees 34 minutes 22 seconds East 400.00 feet to point "33" designated on said parcel plat; thence South 74 degrees 11 minutes 10 seconds East 119.78 feet to point "34" designated on said parcel plat on the north boundary of said 136th Street; thence South 0 degrees 25 minutes 38 seconds East 16.50 feet to the south line of said section; thence South 89 degrees 34 minutes 22 seconds West 665.00 feet along said south line to the point of beginning and containing 0.661 acres, more or less. The portion of the above-described real estate which is not already embraced within public rights-of-way contains 0.409 acres, more or less.

**Exhibit B
Depiction**



PARCEL 1

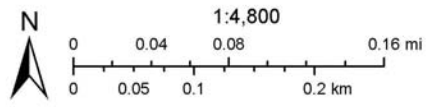


Exhibit C - Sign Exhibit

Entry Identification Sign Examples



Approximate Location of permitted Entry Identification Signs

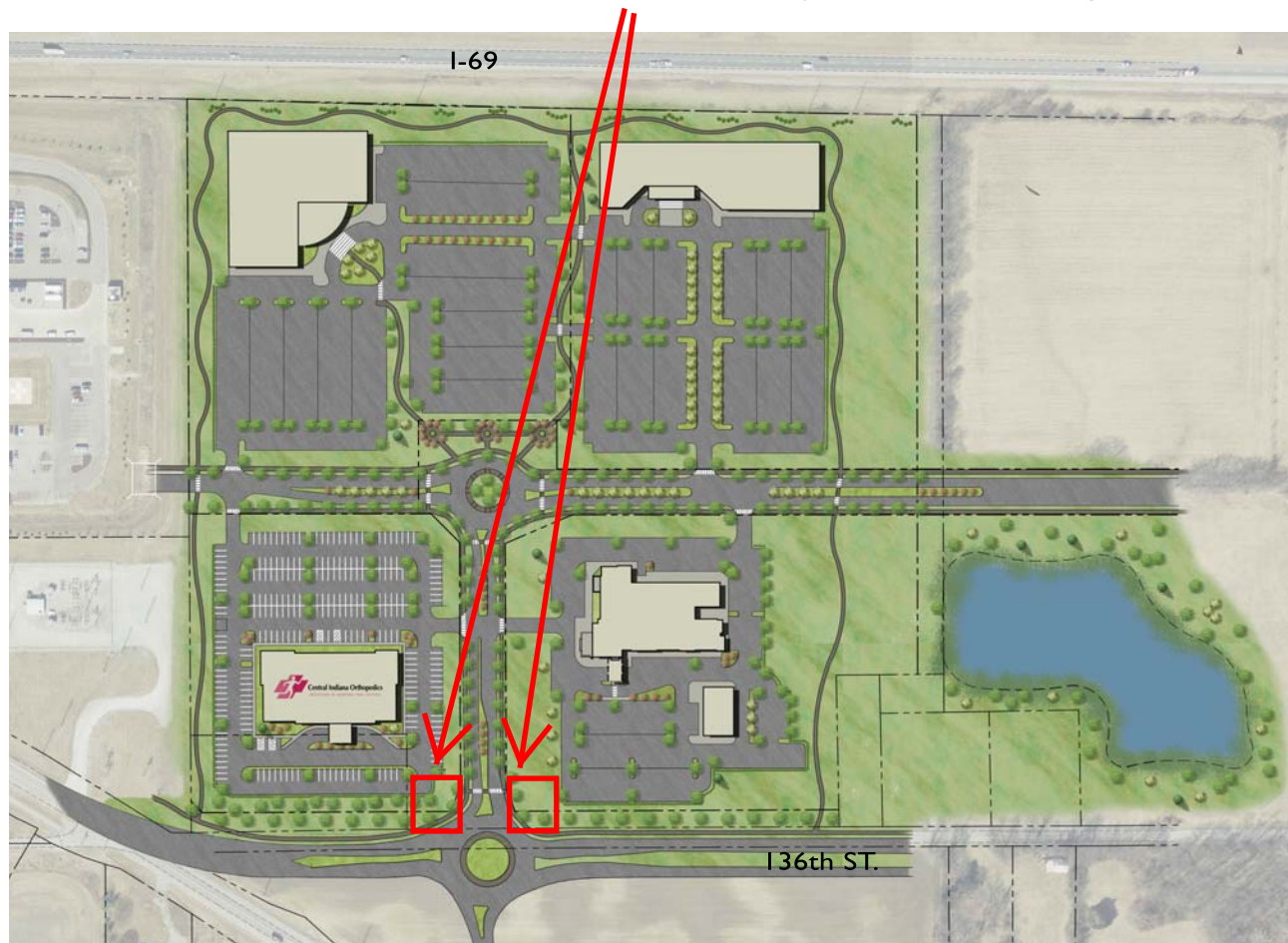
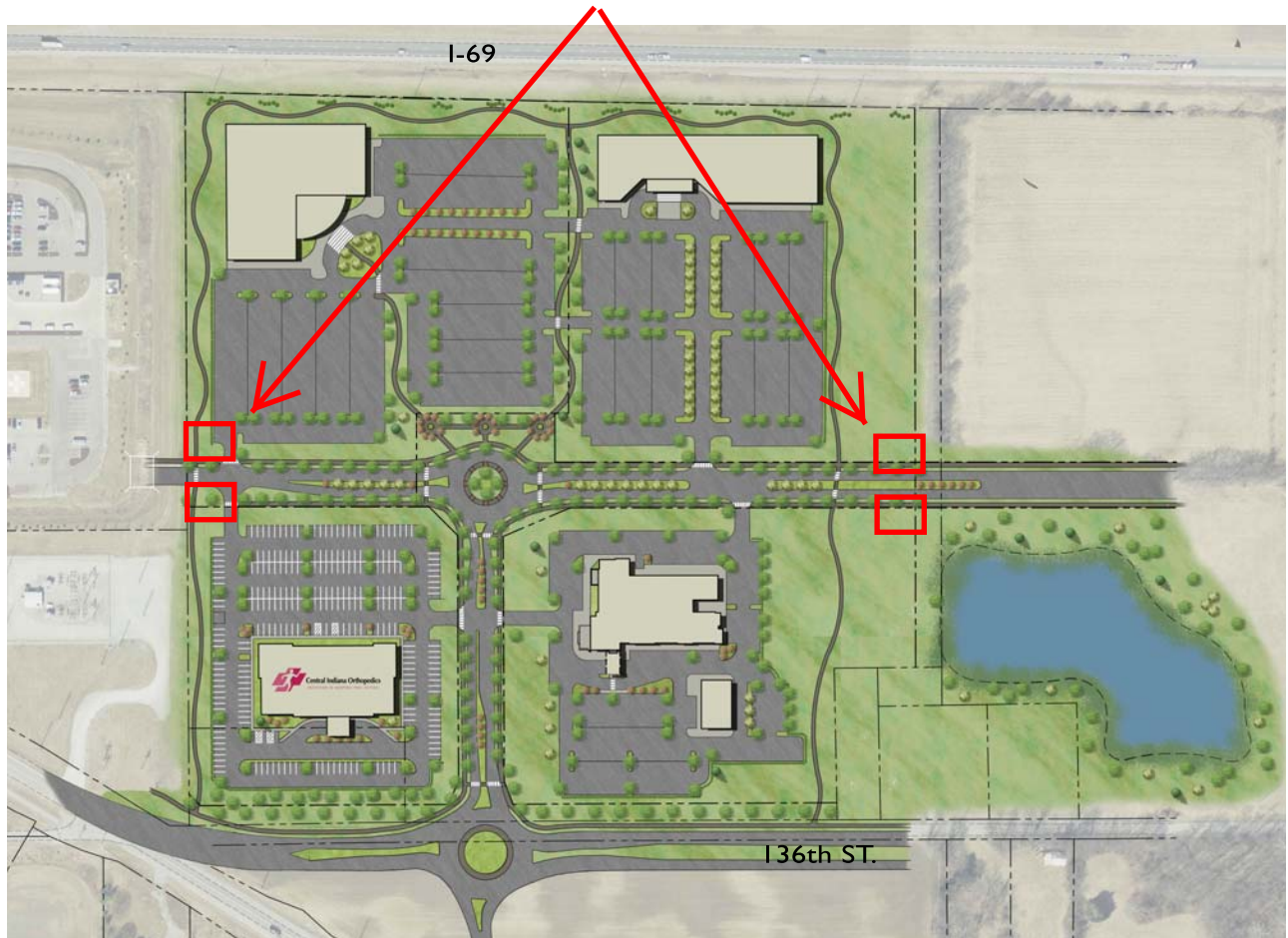


Exhibit C - Sign Exhibit

Monument Identification Sign Examples



Approximate Location of permitted Monument Identification Signs





**ORDINANCE NO. 121817G
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-1712-32 as required by law in regards to the Amendment; and

WHEREAS, the Plan Commission at its January 10, 2018 meeting sent a positive recommendation to the Fishers City 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, 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:

...

(2) Integrated Development Setbacks: Where two or more parcels are joined by a structure spanning the property line, the lots shall be joined and the applicable setbacks shall be measured from the outer perimeter of the joined lots.

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.

SO ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 16th day of January, 2018

ORDINANCE NO. 121817G
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-1712-32 as required by law in regards to the Amendment; and

WHEREAS, the Plan Commission at its January 10, 2018 meeting sent a positive recommendation to the Fishers City 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, 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:

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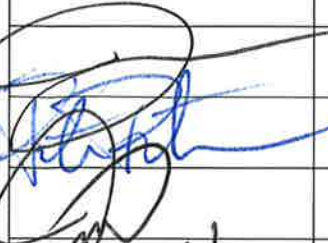
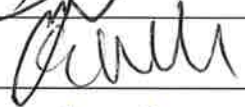
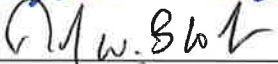

Section 2. All other provisions of the MEDTECH PUD not in conflict with or specifically changed by this Amendment shall remain in full force and effect.

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

SO ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 16th day of January 2018

ORDINANCE NO. 121817G

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

YAY		NAY	ABSTAIN
	David George, President		
	Todd P. Zimmerman, Vice-President		
	C. Pete Peterson, Member		
	John Weingardt, Member		
	Eric Moeller, Member		
	Selina M. Stoller, Member		
	Richard W. Block, 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 16th day of January 2018, at 8:15 P m.

ATTEST: 
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

1/16/2018

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE



This document was prepared by Christopher P. Greisl, City Attorney, 1 Municipal Drive, Fishers, IN 46038

In accordance with 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: /s/ Chris 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-1712-32

PETITIONER/PROPERTY OWNER:

Central Indiana Orthopedic/Envoy Construction

MEETING DATE:

January 16, 2018

PROPERTY ADDRESS/LOCATION:

136th Street & Southeastern Parkway

SPECIFIC REQUEST: Consideration of a Text Amendment to the City of Fishers Unified Development Ordinance (UDO) and request to approve a Primary Plat Amendment.

SIZE OF PROPERTY:

69.95 Acres

EXISTING ZONING:

PUD-C (MedTech)

EXISTING LAND USE:

Undeveloped/Vacant

PROJECT SUMMARY:

Central Indiana Orthopedic requests approval of a re-plat of their Primary Plat to allow for two (2) additional lots. In combination with the requested Text Amendment, this will allow for buildings to be built adjacent to each other with zero (0) lot lines on the adjoining property line. This would allow for a building to have the appearance of one (1), large building but would allow for two (2) independent owners.



STAFF RECOMMENDATION

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

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. This is the first Text Amendment to be heard for the MedTech PUD.

Primary Plat:

Initial Approval: December 13, 2016

Plan Commission Hearing: January 10, 2018

Text Amendment:

1st Reading: December 18, 2017

Public Hearing: January 10, 2018

2nd/3rd Reading: January 16, 2018

PETITION OVERVIEW:

Central Indiana Orthopedic would like to co-locate with another medical user on one (1) lot. Two (2) adjoined buildings would be built but the owners would like to retain separate ownership. To add a lot and to address the side yard setback requirements, a primary plat amendment and text amendment are required.

The Primary Plat for MedTech Park was previously approved for six (6) lots. This amendment requests up to eight (8) lots using the City's incremental platting procedure, even though only seven (7) lots are shown on this plat. This is to allow another user to have a similar layout as Central Indiana Orthopedic as the lots at MedTech Park are large.

The Text Amendment for the PUD allows for setbacks to be measured from the perimeter of the lots when they are joined by a building, which eliminates the need for an internal setback between the two (2) structures.

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 request will also encourage shared infrastructure, including parking, which will reduce the overall impact of the development had it been developed as two (2) separate facilities. Drainage and other infrastructure was master planned during the development of MedTech Park and has sufficient capacity to accommodate this joined use.

ATTACHMENTS: 1) Draft Ordinance



Council Action Form

MEETING DATE	January 16, 2018			
TITLE	Request to approve a text amendment to the MedTech PUD Ordinance			
SUBMITTED BY	Name & Title: Dale Davis, AICP, Planner III			
	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 checked="" type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> 3 rd Reading
	Ordinance #: 121817G		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 checked="" 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)	The MedTech PUD was created in 2016 to create a medical campus near 136 th Street and Southeastern Parkway. This text amendment allows one structure to span multiple parcels where the setbacks would be measured from the outer edges of the parcels joined by the structure.	
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</i> Option)	1.	Hold first reading
	2.	Do not hold first reading
	3.	
	4.	
PROJECT TIMELINE	First Reading: December 18, 2017 Plan Commission: January 10, 2017 Second/Third Reading: January 16, 2017	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends waiving the rules and approving the text amendment to the MedTech PUD.	
SUPPLEMENTAL INFORMATION (List all attached documents)	- Staff Report - Ordinance 121817G	