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ORDINANCE NO. 071921

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 60.85 +/- ACRES FROM R2 TO PUD-R FOR A PROJECT KNOWN AS MILFORD PARK 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. RZ-21-5 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its August 4, 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 16th day of August, 2021.

CYNTHEANNE RD.

Milford Park

Planned Unit Development



LENNAR[®]



FISHERS
EST. 1872

PRESENTED BY
STEVEN D. HARDIN, ESQ.

**faegre
drinker** 

City Council | August 16, 2021

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MILFORD PARK PUD

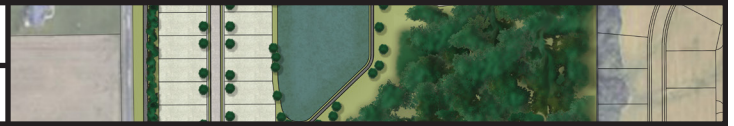


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Developer:

**Tony Bagato,
Land Entitlement Manager**

**Ty Rinehart,
Land Acquisition Manager**

**Keith Lash,
Vice President of Land Development**

**Lennar Homes of Indiana, Inc.
11555 N. Meridian St., Suite 400
Carmel, IN 46032**

Attorney:

**Steven D. Hardin, Esq.
Mark R. Leach, Land Use Planner**

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

**Telephone: 317.569.9600
Fax: 317.569.4800**

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Executive Summary

Tab 2

Aerial Location Map

Tab 3

Concept Plan

Tab 4

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Tab 5

Pedestrian Connectivity Exhibit

Tab 6

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Tab 7

Proposed PUD Ordinance

TAB 1

| | |
|-------------------|---|
| EXECUTIVE SUMMARY |  |
| MILFORD PARK PUD | |

Lennar Homes of Indiana, Inc. (“Lennar”) is pleased to introduce its plans for Milford Park, a new 60-acre residential community located south of Southeastern Parkway on the east side of Florida Road and adjacent to the existing Whelchel Springs neighborhood (please see the Aerial Location Map at Tab 2). The new neighborhood is adjacent to two primary arterial roadways and the planned Geist Greenway trail, and it is near five significant parks planned for the area. Highlights of the new development include:

- A diverse mix of floorplans and elevations
- Geist Greenway trail improvements
- Road improvements to two primary arterial roadways.

The Architectural Series Home Collection. Lennar will feature five unique floorplans (with 15 total elevations) from its Architectural Series in Milford Park with home sizes ranging between 2,100 and 3,500 square feet, with an expected average of 3,000 square feet (Please see the Concept Plan at Tab 3 and the Illustrative Architectural Exhibit at Tab 4). The price range is expected to be between \$420,000 and \$500,000, with an expected average of \$480,000. The Architectural Series currently is featured in the Oakhurst neighborhood at the northeast corner of 101st Street and Cyntheanne Road.

The Milford Park community will include a pool and pool house, a neighborhood park with a playground, pocket park shelters, and a trail system throughout the community that will connect to the amenities, pond, and natural wooded area that is being preserved. Approximately 3.17 +/- miles of paths and sidewalks will be installed as part of Milford Park’s development (Please see the Pedestrian Connectivity Exhibit at Tab 5). In total, Milford Park will include 121 homes (2.0/per acre) and maintain the natural wooded area at the southeast corner of the site and the existing creek and pond (please see the Concept Plan at Tab 3).

Geist Greenway Trail Improvements. The City has been planning the Geist Greenway trail system for some time. This trail system is planned to run from 96th Street to Saxony. Lennar is in collaborative discussions with the City regarding the timing and construction of the trail segment that runs along Florida Road adjacent to its proposed development (please see the trail locations shown on the Pedestrian Connectivity Exhibit at Tab 5).

Road Improvements to Two Primary Arterial Roadways. Per the City’s Thoroughfare Plan, a primary arterial is “*similar in function to an interstate, but not grade separated, consisting of four or more travel lanes and usually divided.... Provides access to other interstates or other primary arterials. Designed to carry large traffic volumes either through communities or from area to area.*” This development is adjacent to two primary arterials: Florida Road and Cyntheanne Road (please see the Road Improvement Exhibit at Tab 6). Lennar is in collaborative discussions with the City regarding the timing and construction of:

- Florida Road widening and resurfacing (in addition to accel/decel/turning lanes)
- Cyntheanne Road extension to and connection with Florida Road

Plan Commission Update:

On August 4, 2021, the Plan Commission held the public hearing on this proposal. After conducting the public hearing, the Plan Commission voted unanimously to forward the proposed PUD Ordinance to the City Council with a favorable recommendation.

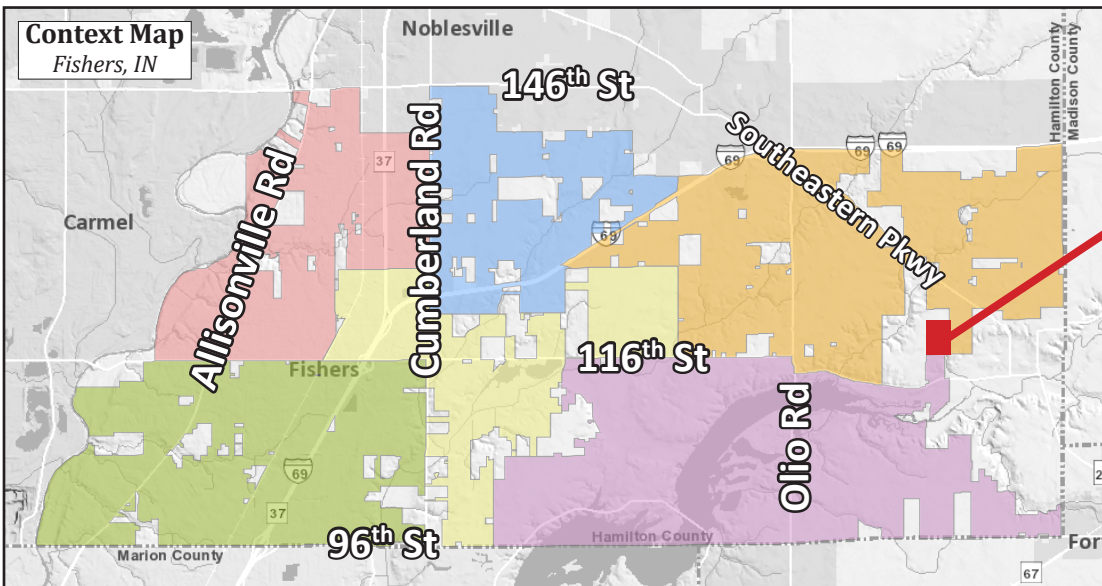
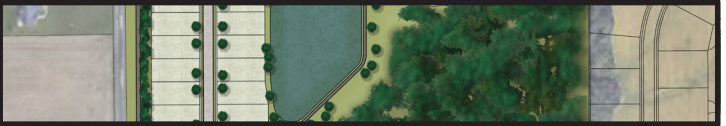
If approved, then site development work is anticipated to begin early next year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP (+/- 60.85 ACRES)

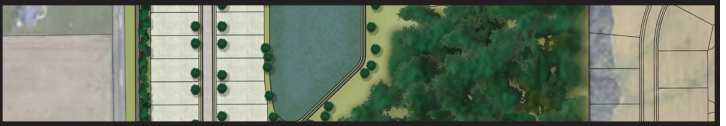
MILFORD PARK PUD



REAL ESTATE

AERIAL LOCATION MAP (+/- 60.85 ACRES)

MILFORD PARK PUD



Thorpe
Creek

Florida Rd

Southeastern Pkwy

Whelchel
Springs

Cyntheanne Rd

Indiana
Gun Club

113th St

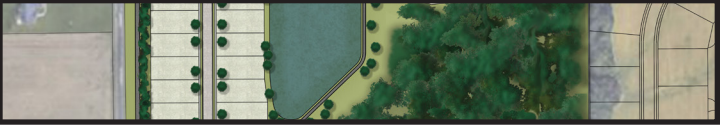


REAL ESTATE

TAB 3

CONCEPT PLAN

MILFORD PARK PUD



KELLY PROPERTY

DEVELOPMENT PLAN

FORTVILLE, INDIANA

SCALE: 1"=100'
0 50 100 200'



NORTH

PREPARED FOR:
LENNAR



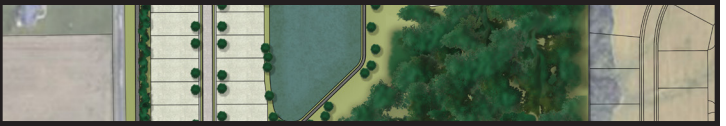
HWC
ENGINEERING
© 2021 HWC ENGINEERING

JUNE 28, 2021

TAB 4

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

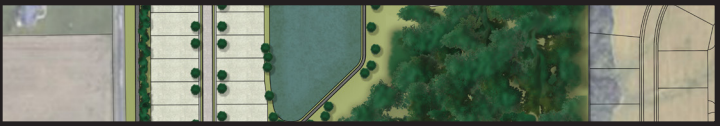
MILFORD PARK PUD



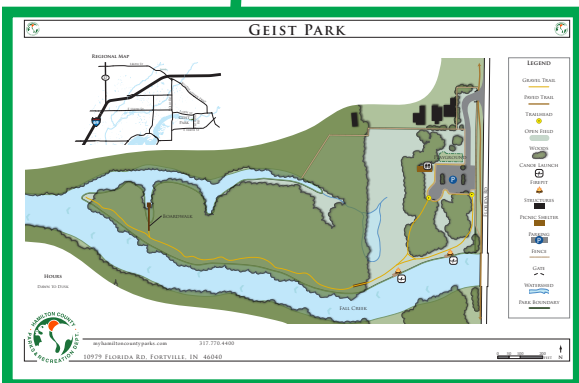
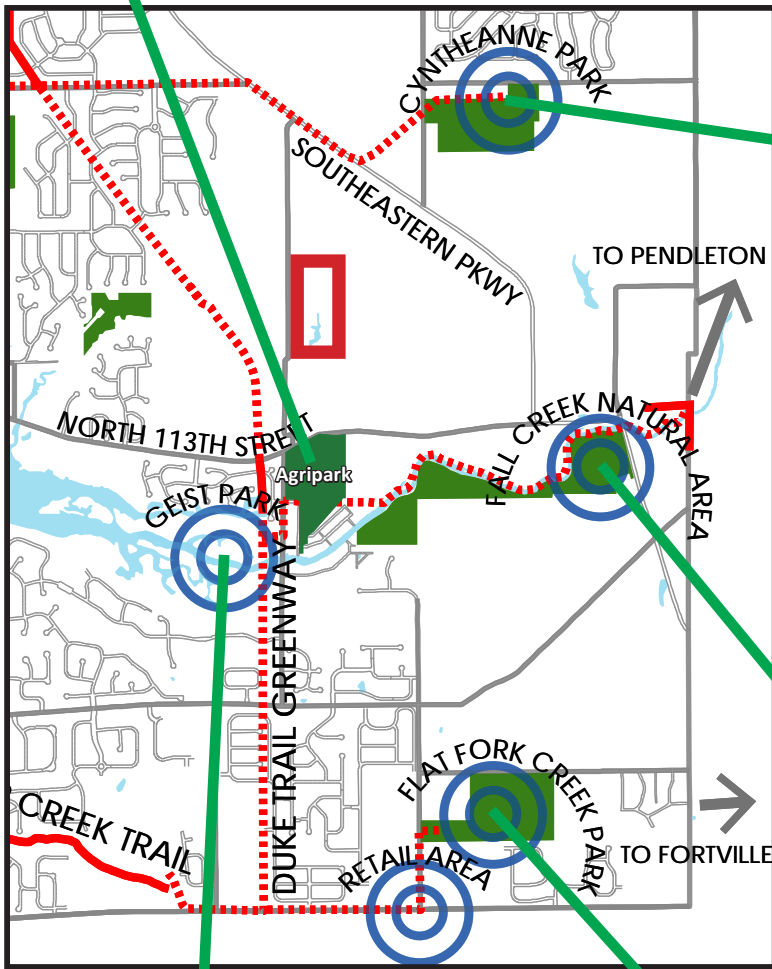
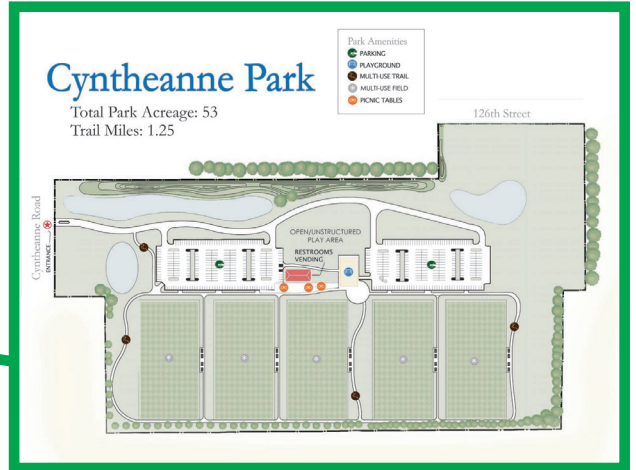
TAB 5

PEDESTRIAN CONNECTIVITY EXHIBIT

MILFORD PARK PUD

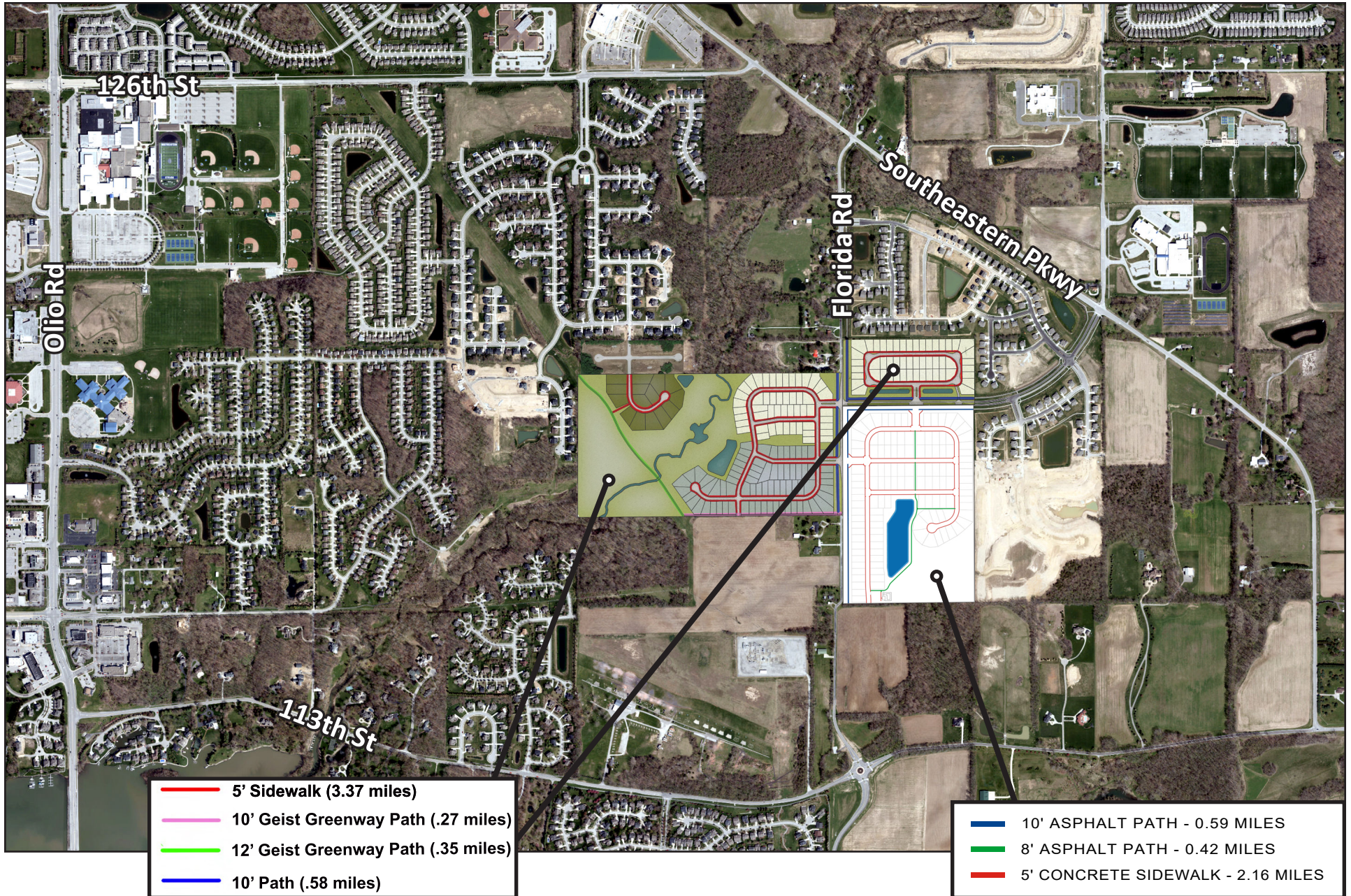


PARK LOCATIONS



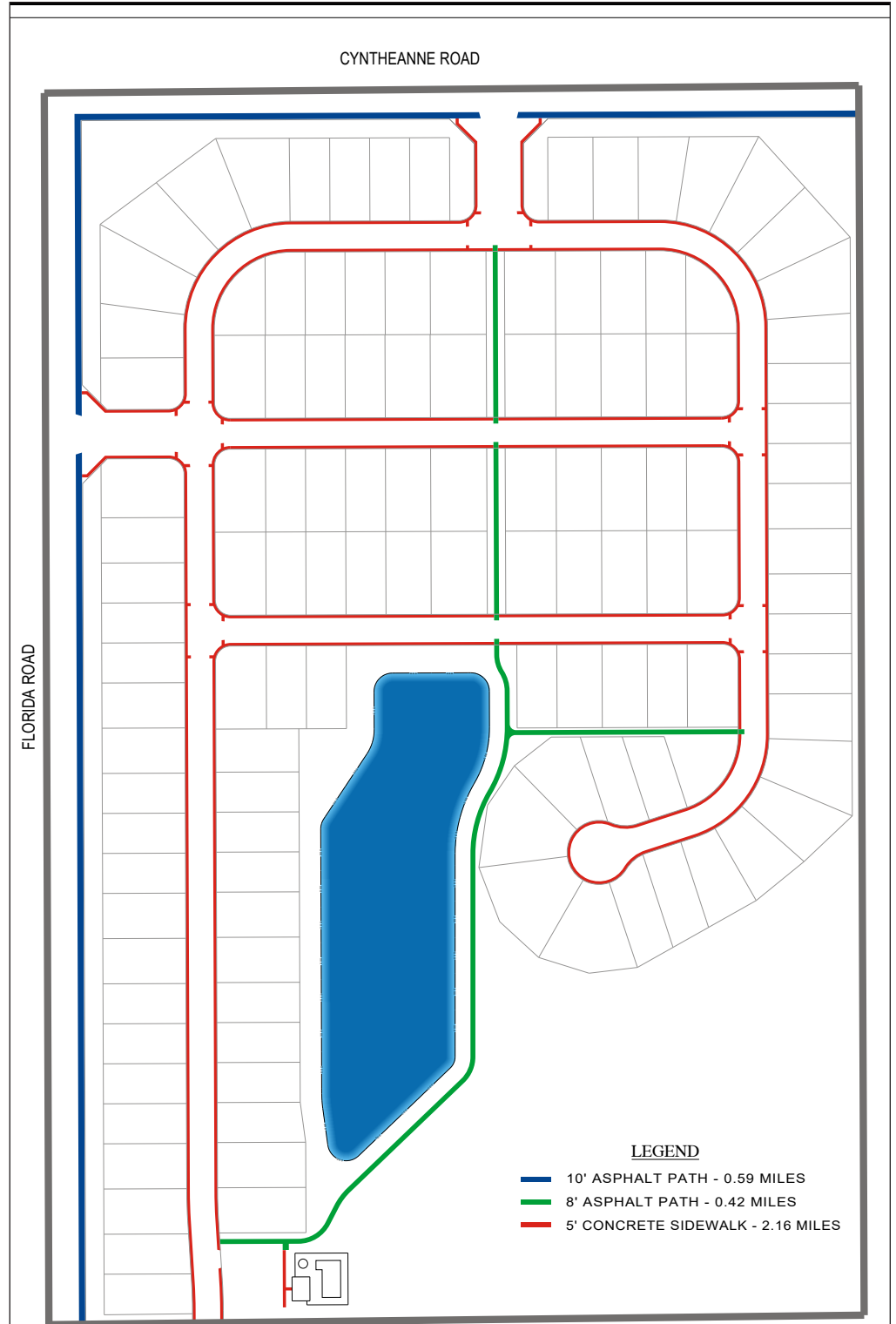
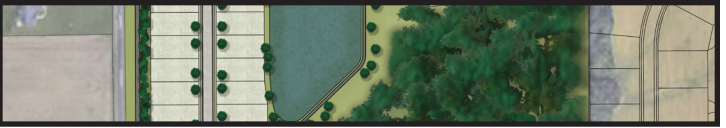
PEDESTRIAN CONNECTIVITY EXHIBIT

MILFORD PARK PUD

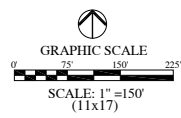


PEDESTRIAN CONNECTIVITY EXHIBIT

MILFORD PARK PUD

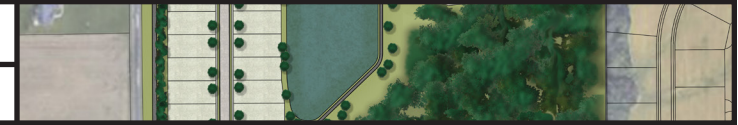


Example of Internal 8' Asphalt Path



MILFORD PARK
CONNECTIVITY EXHIBIT
FISHERS, INDIANA
JUNE 23, 2021

TAB 6

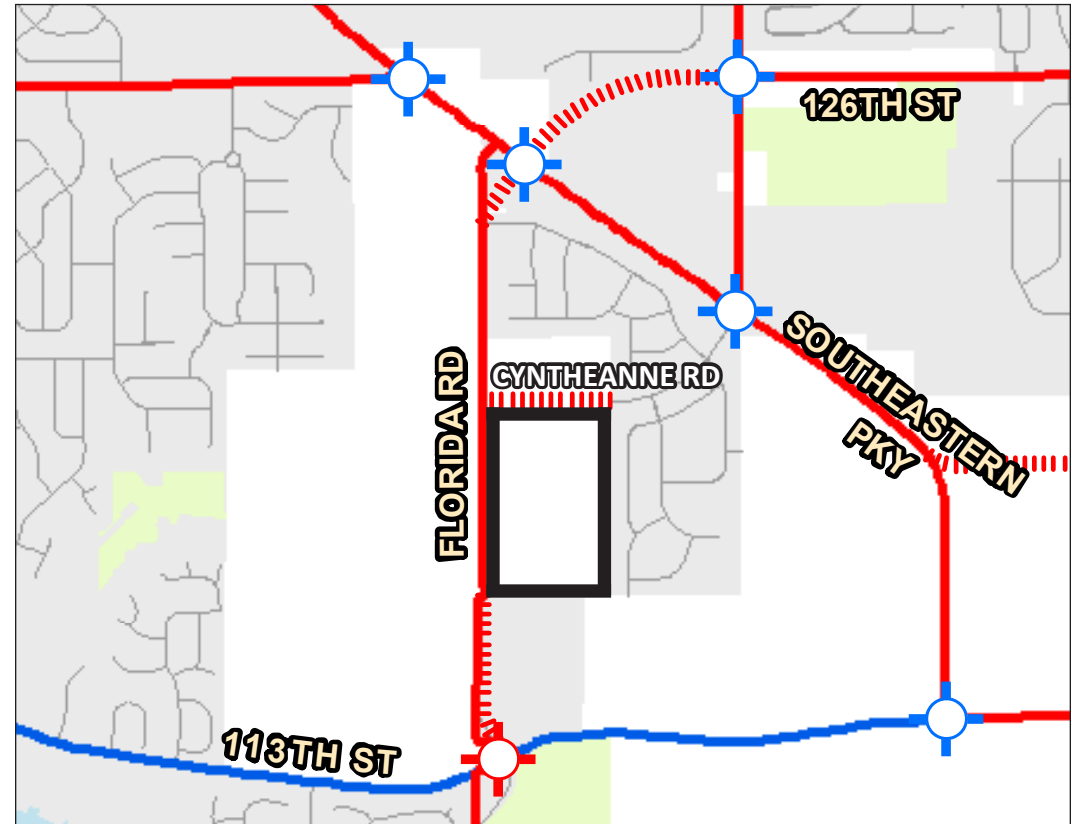


THOROUGHFARE MAP

Per Fishers 2040 Thoroughfare Plan:

Primary Arterials. Similar in function to an interstate, but not grade separated, consisting of four or more travel lanes and usually divided. They have controlled access with major intersections typically one mile apart. Provides access to interstates or other primary arterials. Designed to carry large traffic volumes either through communities or from area to area.

- Minimum right-of-way width: 120 feet
- Pedestrian facilities: 10-foot shared-use path on both sides



Legend

- | | | | | | |
|--|-----------------------------------|--|---------------------------------------|--|-----------------------------------|
| | Intersection Improvement | | Interchange | | Local Roads |
| | Intersection Improvement - Future | | Interchange - Future | | Proposed Connections |
| | Intersection Improvement - County | | Arterial - Primary | | Interstate |
| | Roundabout | | Arterial - Secondary | | Expressway |
| | Roundabout - Future | | Arterial - Noblesville/County Primary | | Fishers Incorporated Jurisdiction |
| | Roundabout - Noblesville/County | | Collector | | Noblesville/County |
| | | | | | REAL ESTATE |

TAB 7

ORDINANCE NO. 071921

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 60.85 +/- ACRES FROM R2 TO PUD-R FOR A PROJECT KNOWN AS MILFORD PARK 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. RZ-21-5 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its August 4, 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.


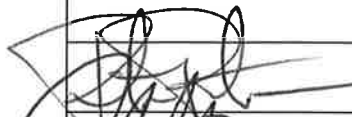




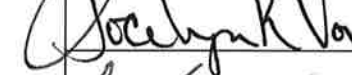
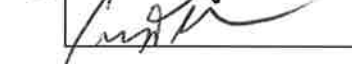
SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 16th day of August, 2021.

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

YAY

NAY


ABSTAIN

| YAY | | NAY | ABSTAIN |
|---|---------------------------------|-----|---------|
|  | Selina Stoller, President | | |
| | David George, Vice President | | |
|  | C. Pete Peterson, Member | | |
|  | John Weingardt, Member | | |
|  | Cecilia C. Coble, Member | | |
|  | Brad DeReamer, Member | | |
|  | Todd Zimmerman, Member | | |
|  | Jocelyn Vare, Member | | |
|  | Crystal Neumann, Member | | |

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 16th day of August 2021, at 8:15 p m.

ATTEST: 
Jennifer L. Kehl, City Clerk





Scott A. Fadness, Mayor

MAYOR'S APPROVAL 8/14/2021

DATE

Scott A. Fadness, Mayor

MAYOR'S VETO

DATE

This instrument prepared by: Steven D. Hardin, Esq., Partner, and Mark R. Leach, Land Use Planner, Faegre 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." - Mark R. Leach

Exhibit A – Real Estate Description and Depiction

Combined As-Surveyed Land Description

A part of the Southeast Quarter of Section 31, Township 18 North, Range 6 East, Fall Creek Township, Hamilton County, Indiana, based upon a survey prepared by Christopher M. Cooper, Professional Surveyor Number 21800010, HWC Engineering Job Number 2021-107-S, dated July 9, 2021, more particularly described as follows:

BEGINNING at the Southwest corner of said Southeast Quarter; thence North 00 degrees 12 minutes 55 seconds West along the West line of said Southeast Quarter a distance of 2001.95 feet to the Northwest corner of the South Half of the Northwest Quarter of said Southeast Quarter; thence North 89 degrees 28 minutes 03 seconds East along the North line of the South Half of the Northwest Quarter of said Southeast Quarter a distance of 1324.46 feet to the East line of the West Half of said Southeast Quarter; thence South 00 degrees 15 minutes 02 seconds East along the East line of the West Half of said Southeast Quarter a distance of 1998.83 feet to the Southeast corner of the West Half of said Southeast Quarter; thence South 89 degrees 19 minutes 59 seconds West along the South line of said Southeast Quarter a distance of 1325.71 feet to the POINT OF BEGINNING, containing 60.850 acres, more or less.



2021

Exhibit B – Milford Park PUD



Planning & Zoning Department

City of Fishers

Ordinance: 071921



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

1. Declaration

- a. Ordinance No. 071921 (this "Ordinance")
- b. Adopted: _____

2. Purpose and Intent

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

The zoning classification of the real estate legally described in **Exhibit 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 "Milford Park 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 *R4 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 *R4 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 Milford Park 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 Milford Park PUD shall not exceed 121 lots.

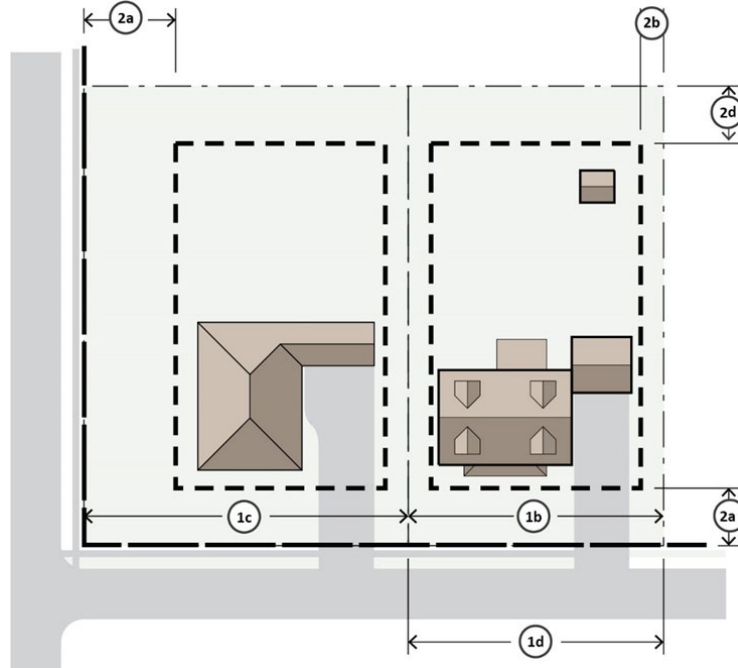
a. Article 3.1. Establishment of Zoning Districts: Shall apply.

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

(1) *Sec. 3.2.5. R4 Residential District:* Shall not apply. Instead the following shall apply to the District:

District Development Standards

| | |
|---|---|
| 1. Minimum Lot Dimensions | |
| 1a. Lot area | 8,450 sf |
| 1b. Lot width at building line – standard | 65' |
| 1c. Lot width at building line – corner | 75' |
| 1d. Lot frontage | 40' |
| 2. Minimum Building Setbacks | |
| 2a. Front - local street / other street type | 22' / 40' |
| 2b. Side, primary structure | 10' |
| 2c. Rear, primary structure | 25' |
| 3. Maximum Building Height | |
| 3a. Primary structure | 35' |
| 4. Building Floor Area | |
| 4a. Living unit area, 1-story (min) | 1,500 sf |
| 4b. Living unit area, 2-story (min) | 2,000 sf |
| 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. Total structures per lot | <i>Sec. 6.8.1.G. Structures Per Lot</i> |
| 6. Maximum Lots Permitted | |
| 6a. Maximum Number of Lots | 121 |



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

- (i) All dwellings shall have eaves or overhangs a minimum of eleven (11) inches deep on the main roof. Depth shall be determined prior to the installation of the masonry.

(3) Residential Materials

- (i) Aluminum, heavy-gauge vinyl, and vinyl shall not be permitted as a siding material.
- (ii) All lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.4**, shall incorporate at least one (1) of the following features: (i) a rear covered

porch; (ii) a rear covered patio; (iii) a rear morning room; (iv) a rear pergola; (v) a brick or stone wrap wainscot on all elevations up to the sill of the lowest first floor window; or (vi) any other rear façade extension.

(4) Garage Design

(i) 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.
- 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.
- 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.
- c. **Article 8.3. Street & Alley Standards:** Shall apply.
- d. **Article 8.4. Open Space, Common Area & Amenity Standards:** Shall not apply; instead, the following shall apply:

ORDINANCE NO. 071921

(1) Open Space shall be provided as generally shown on the Concept Plan. In addition, to following amenities shall be included within the development: swimming pool and pool house, neighborhood park, pocket park shelter(s), and trails (as generally shown on the Concept Plan).

e. Article 8.5. Other Design Standards: Shall apply.

9. Floodplain Standards

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

10. Procedures & Permits

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

11. Enforcement & Penalties

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

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.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

Combined As-Surveyed Land Description

A part of the Southeast Quarter of Section 31, Township 18 North, Range 6 East, Fall Creek Township, Hamilton County, Indiana, based upon a survey prepared by Christopher M. Cooper, Professional Surveyor Number 21800010, HWC Engineering Job Number 2021-107-S, dated July 9, 2021, more particularly described as follows:

BEGINNING at the Southwest corner of said Southeast Quarter; thence North 00 degrees 12 minutes 55 seconds West along the West line of said Southeast Quarter a distance of 2001.95 feet to the Northwest corner of the South Half of the Northwest Quarter of said Southeast Quarter; thence North 89 degrees 28 minutes 03 seconds East along the North line of the South Half of the Northwest Quarter of said Southeast Quarter a distance of 1324.46 feet to the East line of the West Half of said Southeast Quarter; thence South 00 degrees 15 minutes 02 seconds East along the East line of the West Half of said Southeast Quarter a distance of 1998.83 feet to the Southeast corner of the West Half of said Southeast Quarter; thence South 89 degrees 19 minutes 59 seconds West along the South line of said Southeast Quarter a distance of 1325.71 feet to the POINT OF BEGINNING, containing 60.850 acres, more or less.



Exhibit B.2 – Concept Plan



KELLY PROPERTY
DEVELOPMENT PLAN
FORTVILLE, INDIANA

SCALE: 1"=100'
0 10' 20'
NORTH
JUNE 28, 2021

PREPARED FOR:
LENNAR



Exhibit B.3 – Illustrative Architectural Exhibit

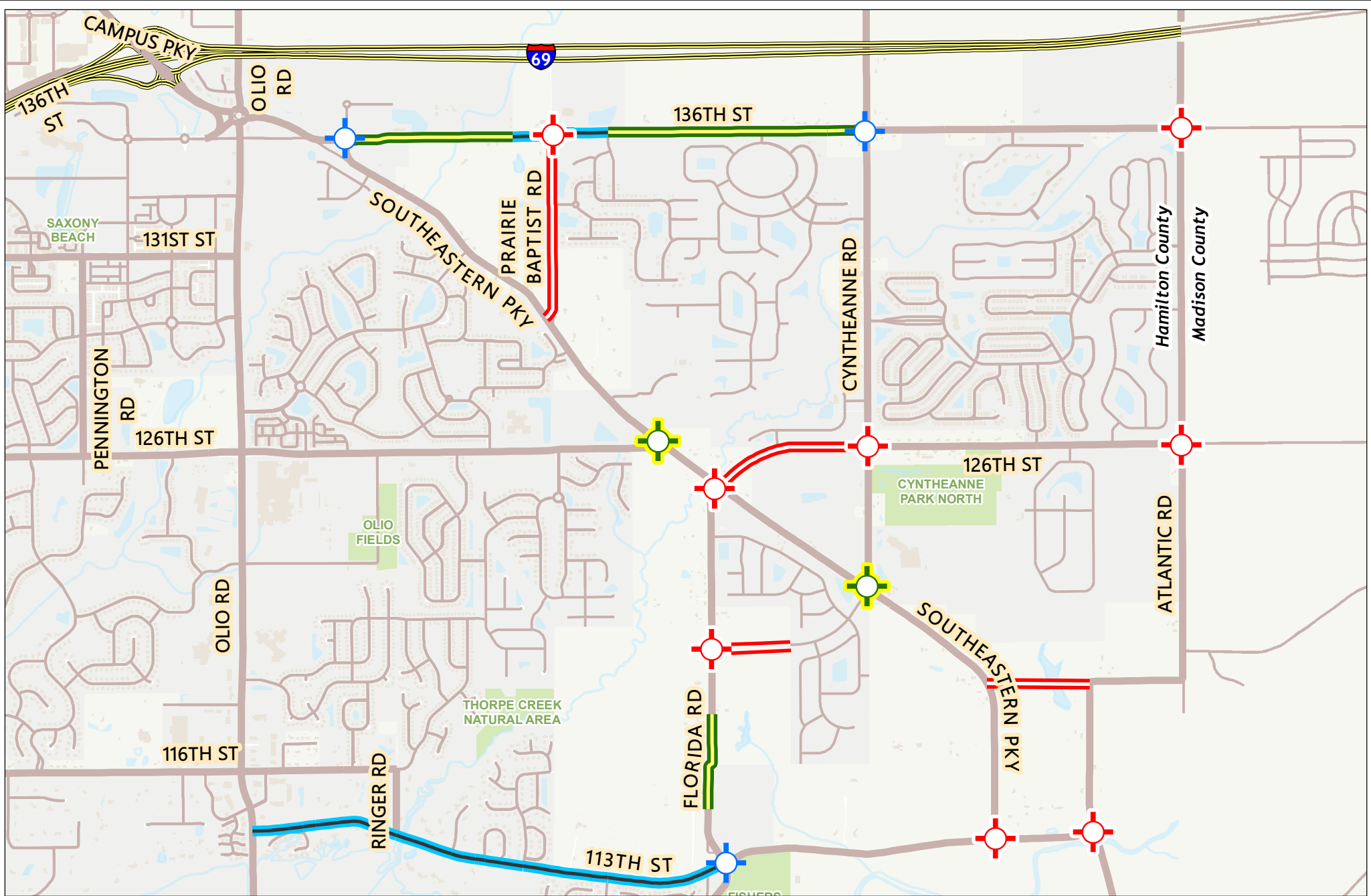





Exhibit B.4 – Additional Architecture Exhibit



Exhibit B.5 – Garage Door Exhibit





- Legend**
-  Completed Projects
 -  Developing Projects
 -  Unfunded Projects

Area Development Exhibit



FISHERS
EST. 1872

0 2,000 Feet





- Legend**
- Completed Projects
 - Developing Projects
 - Unfunded Projects

Area Development Exhibit

FISHERS
EST. 1872

0 2,000 Feet



Council Action Form

| | | | | |
|---|--|--|--|---|
| MEETING DATE | August 16, 2021 | | | |
| TITLE | Consideration of a rezone of 60 acres from R-2 to PUD-Residential for a maximum 121 unit single-family residential development, known as the Milford Park PUD. | | | |
| SUBMITTED BY | Name & Title: Megan Schaefer, 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 #: 071921 | | 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"/> Wait 31 days prior to filing with the County Recorders' Office | | <input type="checkbox"/> Document does not need recorded with the County Recorder's Office | |

| | | |
|---|--|---|
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| 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>Faegre Drinker, LLP on behalf of Lennar Homes of Indiana, Inc. requests a rezone of 60 acres from R-2 to PUD-R. The new zoning district will be known as the 'Milford Park PUD' and is generally located on the east side of Florida Rd, north of 113th St. The underlying zoning district for this PUD will incorporate the R4 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 maximum 121 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.</p> <p>Side yard setbacks have been revised to 10' to address comments brought up by Councilman DeReamer during 1st Reading at Council. Our Engineering Department has reviewed this area to ensure proper traffic flow is maintained over time, and an exhibit labeled "City Road Improvements" is attached to this report for more information on current and planned road improvement projects in this area.</p> <p>Architectural home elevations were approved by the PUD Committee at its August 4, 2021 meeting.</p> <p>A public hearing was held by Plan Commission on August 4, 2021. Concerns regarding drainage and traffic were brought up. Road improvements will be required per the City's Thoroughfare Plan and drainage will be improved through additional stormwater infrastructure. Plan Commission sent a favorable recommendation to City Council for approval.</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. | Hold Final Reading and approve |
| | 2. | Hold Final Reading and deny |
| | 3. | Continue |
| | 4. | Take no action |
| PROJECT TIMELINE | July 19, 2021 - First Reading at City Council | |

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| | <p>August 4, 2021, 2021 - Public Hearing at Plan Commission August 16, 2021 - Final Reading at City Council</p> |
| <p>STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)</p> | <p>Staff recommends Council hold Final Reading and approve.</p> |
| <p>SUPPLEMENTAL INFORMATION (List all attached documents)</p> | <p>Petitioner's Packet City Road Improvements</p> |