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Jennifer Hayden
Hamilton County Recorder IN
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JMZ

ORDINANCE NO. 091922F
AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF
THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance (“UDO”) for the City of Fishers (the “City”), previously enacted by the City pursuant to its authority under the laws of the State of Indiana IC 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-22-6 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its October 5, 2022 meeting sent a FAVORABLE recommendation to the Fishers City Council by a vote of 6 in favor and 0 opposed; and

WHEREAS, to support its long-term vision for the City, the Council desires to adopt certain amendments to the Official Zoning Map.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, 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-M.

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 plan, and illustrative architectural exhibit shall be approved as shown in Exhibit B (“The Yard Phase II PUD”), attached.

1.6. Adoption

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this _10th_ day of _October_ 2022.

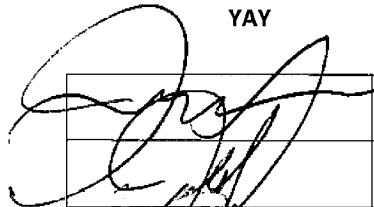
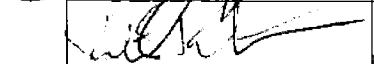

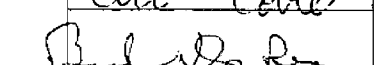
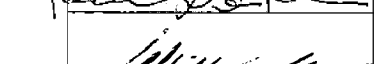

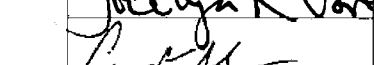
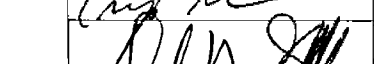
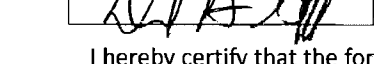
COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

091922F

YAY

NAY

ABSTAIN

	Todd Zimmerman, President		
	John Weingardt, Vice President		
	C. Pete Peterson, Member		
	Cecilia C. Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ___ day of ___10th___ 2022, at 8:55 p.m.

ATTEST:


Jennifer L. Kehl, City Clerk



MAYOR'S APPROVAL

___October 10, 2022___

DATE

MAYOR'S VETO

DATE


Scott A. Fadness, Mayor

Scott A. Fadness, Mayor

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." Christopher P. Greisl

XXXXXXXXXX
XXXXXXXXXX

LEGAL DESCRIPTION

COMMENCING at the Northeast corner of the Northeast Quarter of said Section 6; thence South 00 degrees 24 minutes 25 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the East line thereof a distance of 1680.42 feet to the Southeast corner of the Northeast Quarter of said Northeast Quarter; thence North 89 degrees 14 minutes 12 seconds West along the South line thereof a distance of 1320.40 feet to the Northeast corner of the Southwest Quarter of said Northeast Quarter; thence South 00 degrees 13 minutes 33 seconds West along the East line thereof a distance of 269.84 feet to a point on the North line of the Amended Plat of Walnut Hills as recorded in Instrument Number 9909932817 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 19 minutes 32 seconds West along the North line thereof a distance of 0.42 feet to the Northwest corner of said plat; thence South 00 degrees 20 minutes 02 seconds West along the West line thereof a distance of 1051.38 feet to the POINT OF BEGINNING; thence South 00 degrees 33 minutes 45 seconds West a distance of 630.41 feet; thence South 00 degrees 29 minutes 19 seconds West a distance of 336.26 feet to the North line of the plat of Delaware Crossing, Section 2, as recorded in Plat Cabinet 1, Slide 357, Instrument Number 1993048182 in said Recorder's Office; thence North 89 degrees 09 minutes 13 seconds West along the North line thereof and along the North line of the plat of Delaware Crossing, Section 1, as recorded in Plat Cabinet 1, Slide 237, Instrument Number 1992024176 in said Recorder's Office a distance of 1407.39 feet to the Northwest corner of said plat of Delaware Crossing, Section 1, said point also being on a curve having a radius of 1087.00 feet, the radius point of which bears South 81 degrees 06 minutes 25 seconds West; Southeasterly along the West line thereof and along said curve to the right an arc distance of 76.94 feet to a point which bears North 85 degrees 09 minutes 47 seconds East from said radius point; thence North 88 degrees 59 minutes 24 seconds West along the North line of the plat of Summerfield Section 1 as recorded in Plat Cabinet 1, Slide 493, Instrument Number 1994047731 in said Recorder's Office and an Easterly extension thereof a distance of 1008.00 feet; thence North 00 degrees 08 minutes 40 seconds East 255.00 feet to the northwest corner of parcel 1; thence South 88 degrees 58 minutes 10 seconds East 435.29 feet; thence North 51 degrees 20 Minutes 51 Seconds West 401.39 feet to a point on a non-tangent curve having a radius of 1027.00 feet, the radius point of which bears South 53 degrees 44 minutes 20 seconds West; thence northwesterly along said curve to the right an arc distance of 58.28 feet to a point which bears North 50 degrees 29 minutes 15 seconds East from said radius point; thence North 39 degrees 30 minutes 45 seconds West a distance of 473.52 feet to a point on a non-tangent curve having a radius of 175.00 feet, the radius point of which bears North 23 degrees 26 minutes 49 seconds West, said point also being on a perimeter line of an Ingress and Egress

Easement as referenced in Instrument Number 9018977 in said Recorder's Office; (the next 4 courses being along the perimeter lines thereof) 1) thence Northeasterly along said curve to the left an arc distance of 231.89 feet to the point of tangency of a reverse curve having a radius of 50.00 feet, the radius point of which bears North 80 degrees 37 minutes 58 seconds East; 2) thence Northeasterly along said curve to the right an arc distance of 52.23 feet to a point which bears North 39 degrees 30 minutes 54 seconds West from said radius point; 3) thence North 50 degrees 29 minutes 03 seconds East a distance of 517.07 feet to a point on a tangent curve having a radius of 1 150.00 feet, the radius point of which bears North 39 degrees 30 minutes 57 seconds West; 4) thence along said curve to the left an arc distance of 222.38 feet to a point which bears South 50 degrees 35 minutes 43 seconds East from said radius point, said point also being the Southwest corner of the plat of Forum Credit Union as recorded in Plat Cabinet 5, Slide 216, Instrument Number 200300073041 in said Recorder's Office; (the next 3 courses being along the perimeter lines thereof) 1) thence South 49 degrees 14 minutes 59 seconds East a distance of 52.65 feet to a point on a tangent curve having a radius of 175.00 feet, the radius point of which bears North 40 degrees 45 minutes 01 seconds East; 2) thence Southeasterly along said curve to the left an arc distance of 119.66 feet to a point which bears South 01 degrees 34 minutes 23 seconds West from said radius point; 3) thence South 88 degrees 25 minutes 20 seconds East a distance of 302.75 feet to the West line of the plat of The Slate At Fishers District as recorded in Plat Cabinet 6, slide 194, Instrument Number 2021082544, the following 4 courses being along said plat thereof; 1)thence South 00 degrees 52 minutes 32 seconds West a distance of 39.68; 2)thence North 88 degrees 23 minutes 11 seconds West a distance of 80.29 feet; 3)thence South 00 degrees 28 minutes 08 seconds West a distance of 504.17 feet; 4)thence North 90 degrees 00 minutes 00 seconds East a distance of 959.41 feet to the POINT OF BEGINNING. Containing 53.94 acres, more or less.

ORDINANCE NO. 091922F

EXHIBIT B
PUD Ordinance

2022

The Yard Phase II PUD



Planning & Zoning Department
City of Fishers
Ordinance: 091922F



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

A. Declaration

1. Ordinance No.
2. Adopted:

B. Purpose and Intent

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

The zoning classification of the real estate legally described in Section 1.6 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development – Mixed Use District (PUD-M), and that said PUD-M zoning district shall hereafter be known as the "The Yard Phase II 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 and its exhibits. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the C3 Commercial District shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Chapter" cross-references of this Ordinance shall hereafter refer to the Chapter section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6.: Introductory Provisions: Transition Rules* also shall apply to amendments.

D. Allowed Uses

1. All uses listed under C3 Commercial, EN Employment Node and MF Multi-Family in *Sec. 5.1.5. Permitted Use Table* and
 - a. Indoor and Outdoor Entertainment, including arenas, stadiums, and auditoriums for entertainment and recreation events.
 - b. Walk-up windows for pick-up or carry out
2. The following uses are prohibited:
 - a. Adult Entertainment Establishment
 - b. Animal Care (indoor or outdoor)
 - c. Palmist, psychic, medium, fortune telling
 - d. Wedding chapel
 - e. laundromat

- f. Bed and Breakfast
- g. Bingo Hall
- h. Bowling Alley, unless approved as a special use
- i. Convention Center, unless approved as a special use
- j. Martial Arts studio, unless approved as a special use
- k. Automobile sales and services
- l. Car wash
- m. Fuel sales
- n. Fuel/energy station
- o. Fuel/service station
- p. Mortuary or Cemetery
- q. Museum, including Outdoor Living History Museum
- r. School, public or private (K-12)
- s. Place of worship
- t. Tattoo parlor
- u. Piercing studio
- v. Nail salon (specifically not including nail services that are a part of a high-end day spa or similar use)
- w. Massage parlor (specifically not including massage services that are a part of a high-end day spa or similar use)
- x. Alternative financial service (refund anticipation loan lenders, title loan businesses, short-term loan providers, cash for precious metal stores and pawn shops)
- y. Day care, adult
- z. Sexually-oriented business
- aa. Tobacco shop, smoke shop, head shop, and hookah lounge (specifically not including a cigar bar or lounge that also offers retail sales and on-site consumption of cigars and cigar related accessories)
- bb. Package goods store (alcohol) (specially not including a restaurant specialty retail shop, tavern, bar, or brewery that sells beer, wine, and/or other alcohol for take-home use).
- cc. Second hand or government surplus store
- dd. Conservation Development
- ee. Manufactured Home Development
- ff. Group home
- gg. Child Care Home
- hh. Child Care Institution
- ii. Special Care Facilities
- jj. Group Home Living
- kk. Nature or game preserve, wildlife management area, refuge, animal sanctuary, park and recreation fields, reservoir and related control structures
- ll. Utilities: Major Utilities Use Category & Telecommunication Facilities
- mm. Outdoor Recreation, except outdoor theater, outdoor sports or entertainment facility (including golf-related entertainment)
- nn. Library

- oo. Shooting Range
 - pp. Short Term Rentals
 - qq. Two-Unit Living
3. In addition, any applicable use standard as set forth in *Chapter 5: Use Regulations* shall also apply.
 4. Drive up windows, exterior menu boards, and speakers shall be reviewed and approved by the City Council at a public meeting (no additional public hearing shall be required). This limitation does not apply to culinary accelerator uses nor food trucks.

1.2. Concept Plan

The Concept Plan, attached hereto as “Exhibit B” is hereby incorporated. The Real Estate's development plan may vary from the Concept Plan; however, per *Sec.10.2.16.(M)(3) PUD District Ordinance Requirements*, the Concept Plan shall show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and Parking Areas; Open Space areas; Conservation and/or Preservation areas; recreation facilities; and other details to indicate the character of the proposed development. For clarity, the Real Estate shall be developed and maintained in such a manner that design character and design standards are, at a minimum, at least as high as the design character and standards for the Fishers District (commercial) and Slate (residential); provided, however such requirement shall not require the use of the same materials or designs (the “Minimum Standard”).

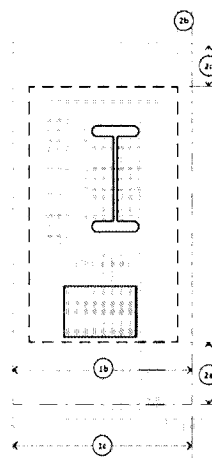
1.3. Development Standards

A. Cross Reference

The regulations of *Chapter 6: Development Standards* shall apply, except as modified by this Ordinance

B. Development Standards: Sec. 3.3.3.C3 Commercial shall apply, except as modified below.

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage – Public access shall be provided to each lot through an adjoining access easement or public right-of-way	n/a
2. Minimum Building Setbacks*	
2a. Front	20'
2b. Side / aggregate	10' / 20'
2c. Rear	20'
2c. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	120'
3b. Adjacent to residential zones or uses	n/a
4. Building Floor Area	
4a. Main Floor Area (min)	n/a
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	90%
*Setbacks shall only be taken from the overall perimeter property lines and shall not apply to individual lots within the overall development.	



- C. General Provisions UDO Article 6.1:** Shall apply.
- D. Accessory Structure Standards UDO Article 6.2:** Shall apply, except as modified below:
 - 1. Minimum setbacks for accessory structures shall be the same as those of primary structures.
- E. Architectural Design Standards UDO Article 6.3:** Shall apply. Additionally, alternative architectural exhibits that do not meet UDO Article 6.3 may be submitted for review and approval to the PUD Committee that may vary from the Architectural Design Standards as long as the architecture is in keeping with the quality and character of the property development.
- F. Entrances & Driveways UDO Article 6.4:** Shall apply, except as modified below:
 - 1. Section 6.4.3.C.1. Shall not apply. Driveway width at the right of way line shall be approved by the Engineering Department.
- G. Exterior Lighting Standards UDO Article 6.5:** Shall apply.
- H. Height Standards UDO Article 6.6:** Shall apply.
- I. Landscaping Standards UDO Article 6.7:** Shall apply, except as modified below:
 - 1. Section 6.7.2.E. Alternative Landscaping Plan shall apply and shall generally be as shown on the concept plan.
 - 2. Section 6.7.4. Buffer Yards Shall not apply. Buffer yards shall be installed per Exhibit C and as identified below. Existing vegetation shall count towards the required plantings and be preserved as possible without having to install a berm or fence:
 - a. East property line adjacent to residential – Thirty (30) foot buffer yard with a minimum four (4) foot continuous berm and minimum six (6) foot tall vinyl fence. A combination of deciduous shade trees and evergreens shall be installed on both sides of the fence. Mounding, fencing, and landscaping shall be installed where not in conflict with existing mature trees. Existing fences established prior to the effective date of this ordinance are permitted to remain.
 - b. South property line adjacent to residential – Fifty-five (55) foot buffer yard with a minimum eight (8) foot continuous berm and minimum six (6) foot tall vinyl fence. A combination of deciduous shade trees and evergreens shall be installed on both sides of the fence.
- J. Lot Standards UDO Article 6.8:** Shall not apply.
- K. Non-Residential Open Space UDO Article 6.9:** Shall not apply. Open space shall be provided as shown on Exhibit B.
- L. Outdoor Display & Storage Standards UDO Article 6.10:** Shall apply.
 - 1. 6.10.3.B.1 shall not apply.
- M. Parking & Loading Standards UDO Article 6.11:** Shall apply, except as modified below:
 - 1. 6.11.3.A.3. Shall not apply. Parking of motor vehicles is permitted on lawns for overflow parking.
 - 2. 6.11.5.B. Shall not apply.
 - 3. Sec. 6.11.8. Off-Street Parking Schedule shall not apply.
 - 4. Sec. 6.11.4. Parking Area Landscaping shall not apply. Rather parking lot landscaping shall be as generally shown on the concept plan.
 - 5. Parking lot setbacks shall only be taken from the overall perimeter property lines and shall not apply to individual lots within the overall development

6. 6.11.10.A. Shall not apply. Any loading berth shall be a minimum of 150 feet from any residential property line.

N. Pedestrian Accessibility Standards UDO Article 6.12: Shall apply. Additionally, the overall pedestrian network shall be installed as shown in Exhibit D or as otherwise approved by the PUD Committee or Mayor or Mayor’s Designee. Minimum required primary pedestrian connections are highlighted in red on Exhibit D. Additionally, a pedestrian crossing shall be installed per the approval and design of the Fishers Engineering Department that connects to the ‘Undeveloped Land’ labeled on Exhibit D.

1. 6.12.3.C. Shall apply. Additionally, The Mayor or Mayor’s Designee may allow a reduction in sidewalk width and planting bed width for individual buildings as long as the sidewalk adjacent to the building is connected to the overall pedestrian network as shown in Exhibit D.

O. Permitted Nonresidential Structure Standards UDO Article 6.13: Shall not apply.

P. Property Identification Standards UDO Article 6.14: Shall apply.

Q. Public Art Standards UDO Article 6.15: Shall apply.

R. Setback Standards UDO Article 6.16: Shall apply.

S. Signage Standards UDO Article 6.17: Shall apply. Additionally, a comprehensive sign package may be submitted for review and approval to the Mayor or Mayor’s Designee that may vary from the sign code as long as it is in keeping with the quality and character of the property development.

T. Wall & Fence Standards UDO Article 6.18: Shall apply. Additionally, fencing within the buffer yards may be permitted up to eight (8) feet in height.

U. Water & Sewer Standards UDO Article 6.19: Shall apply.

V. Vision Clearance Standards UDO Article 6.20: Shall apply.

1.3. Planned Unit Development Design Standards

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

B. General Provisions UDO Article 8.1: Shall apply.

C. Block, Lot & Access Standards UDO Article 8.2: Shall apply. Additionally, the overall pedestrian network shall be installed as shown in Exhibit D or as otherwise approved by the PUD Committee or Mayor or Mayor’s Designee.

D. Street & Alley Standards UDO Article 8.3: Shall apply.

E. Open Space, Common Area & Amenity Standards UDO Article 8.4: Shall apply, except as modified below:

1. Section 8.4.6. Open Space shall not apply. Open space shall be provided as shown on Exhibit B.

F. Other Design Standards UDO Article 8.5: Shall apply.

1.4. Procedures

The procedures set forth in *Sec. 10.2.16. Planned Unit Development* shall apply. Additionally, the PUD Committee and Mayor or Mayor’s Designee shall have discretion and flexibility to consider and approve modifications pertaining to any design standards established or referenced by this Ordinance if the Committee or Mayor or Mayor’s Designee determine such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance. Notwithstanding the foregoing or

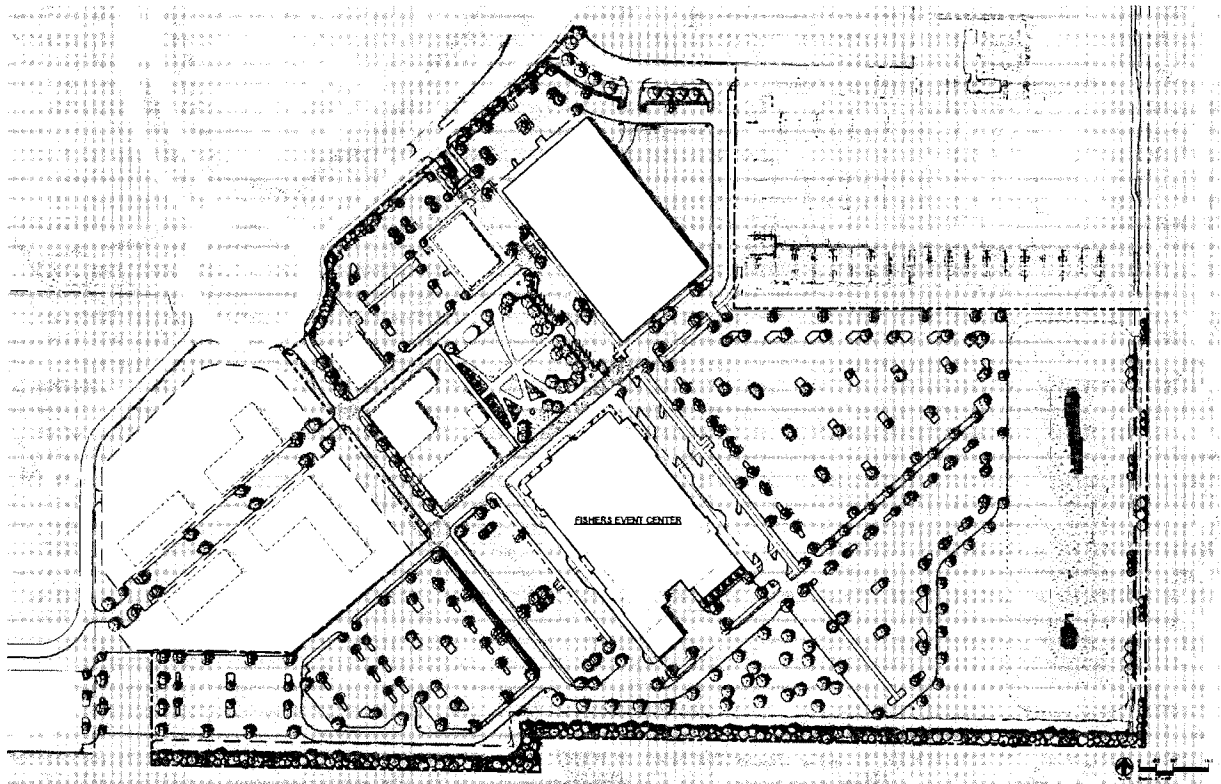
anything included herein to the contrary, the Mayor or Mayor's Designee shall not be authorized to deviate from the Allowed Uses (which deviation requires a text amendment as provided under Indiana law) or to approve design quality and/or character less than the Minimum Standard.

1.5. Real Estate

See "Exhibit A" attached hereto.

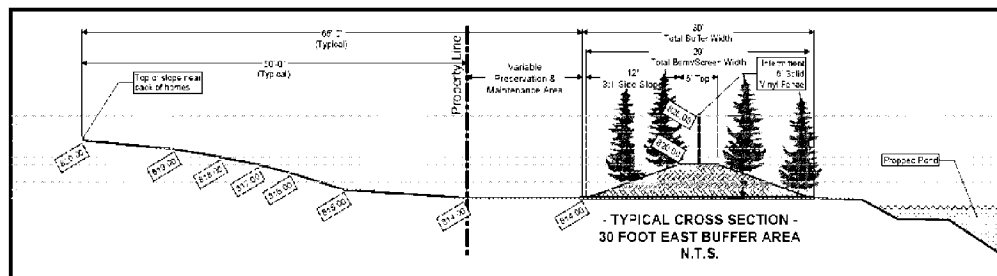
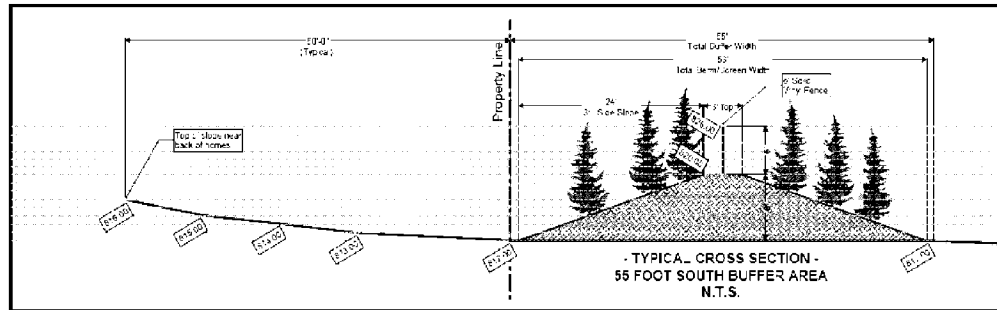
Exhibit A
[Legal Description]

Exhibit B Concept Plan



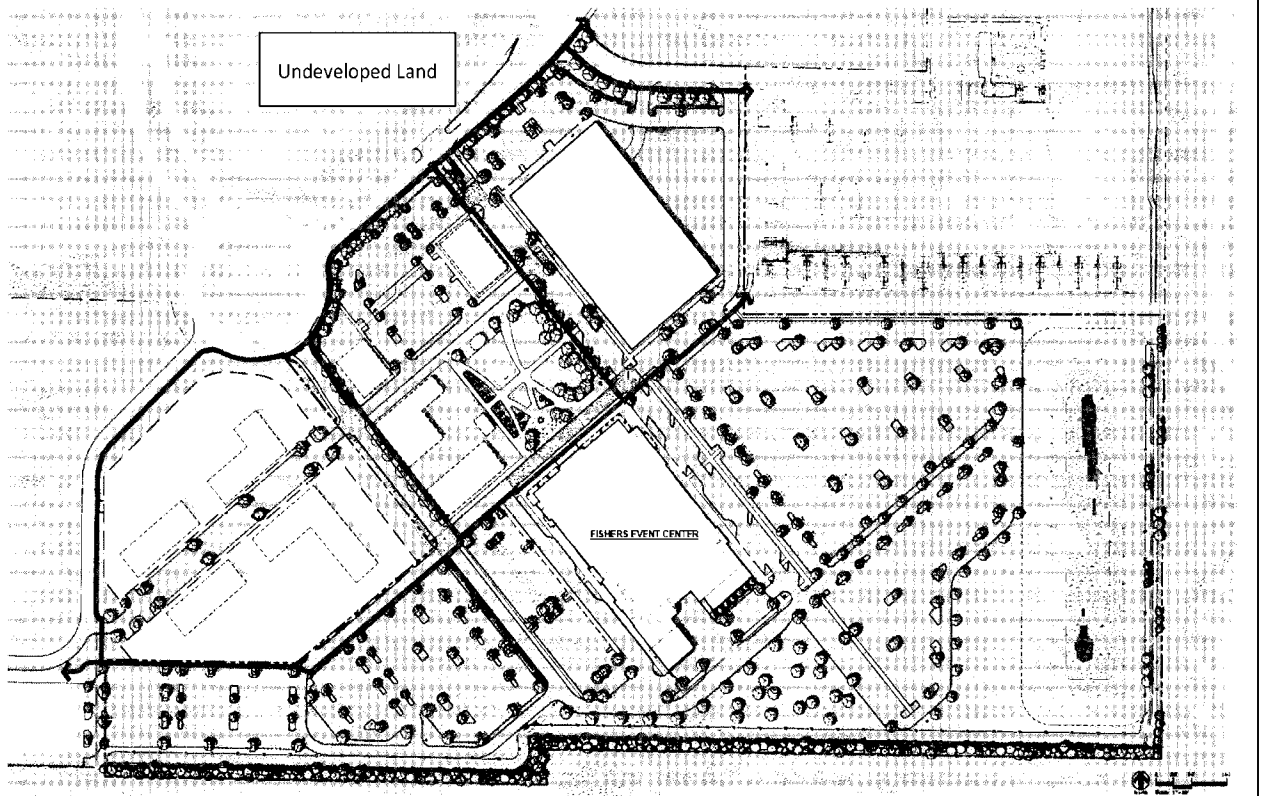
SITE RENDERING
FISHERS EVENT CENTER | FISHERS, IN | SEPTEMBER 2022

Exhibit C Landscaping Buffer



- TYPICAL BUFFER YARD CROSS SECTIONS -

Exhibit D Pedestrian Network



SITE RENDERING
FISHERS EVENT CENTER FISHERS, IN | SEPTEMBER 2022



FISHERS

EST. 1872

CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Megan Vukusich, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 595-3155

DOCKET NUMBER:

RZ-22-6

PETITIONER/PROPERTY OWNER:

Thompson Thrift

MEETING DATE:

Monday, October 10, 2022 7pm

PROPERTY ADDRESS/LOCATION:

Generally located along USA Parkway, south of the existing Fishers District.

SPECIFIC REQUEST: Consideration of a rezone from Employment Node (EN) to Planned Unit Development Mixed-Use (PUD-M) for The Yard Phase II to be known as the Commons at Fishers District.

SIZE OF PROPERTY:

54 acres

EXISTING ZONING:

Employment Node (EN)

EXISTING LAND USE:

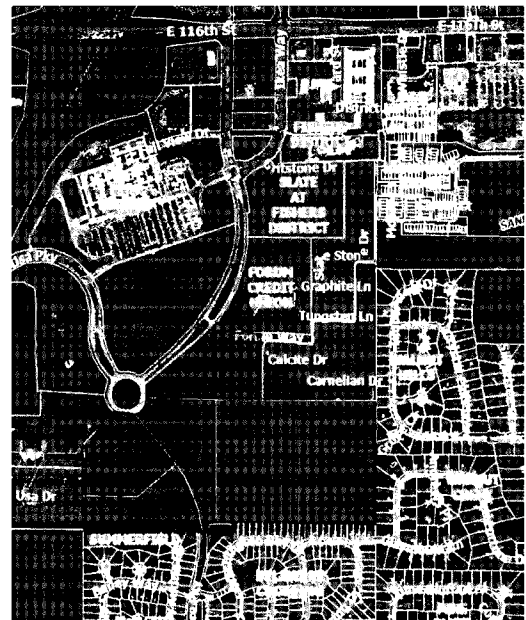
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PROJECT SUMMARY:

The City of Fishers recently announced plans to expand Fishers District located along USA Parkway, south of the existing Fishers District. As part of this expansion, Thompson Thrift, the master developer, plans new retail, restaurant, entertainment, and residential options similar to the existing Fishers District. Additionally, the expansion will include an event center that will host sporting, theatrical, and entertainment events. Learn more about the entire Fishers District expansion at: thisfishers.com/nextchapter.

This request is to approve a rezone petition from Employment Node (EN) to Planned Unit Development Mixed-Use (PUD-M) for The Yard Phase II.

LOCATION MAP:



ATTACHMENTS

- SUBMITTED PLANS
- PUBLIC COMMENTS
- OTHER

- LEGAL NOTICE
- AGENCY COMMENTS
- LEGAL DESCRIPTION

PETITION HISTORY:

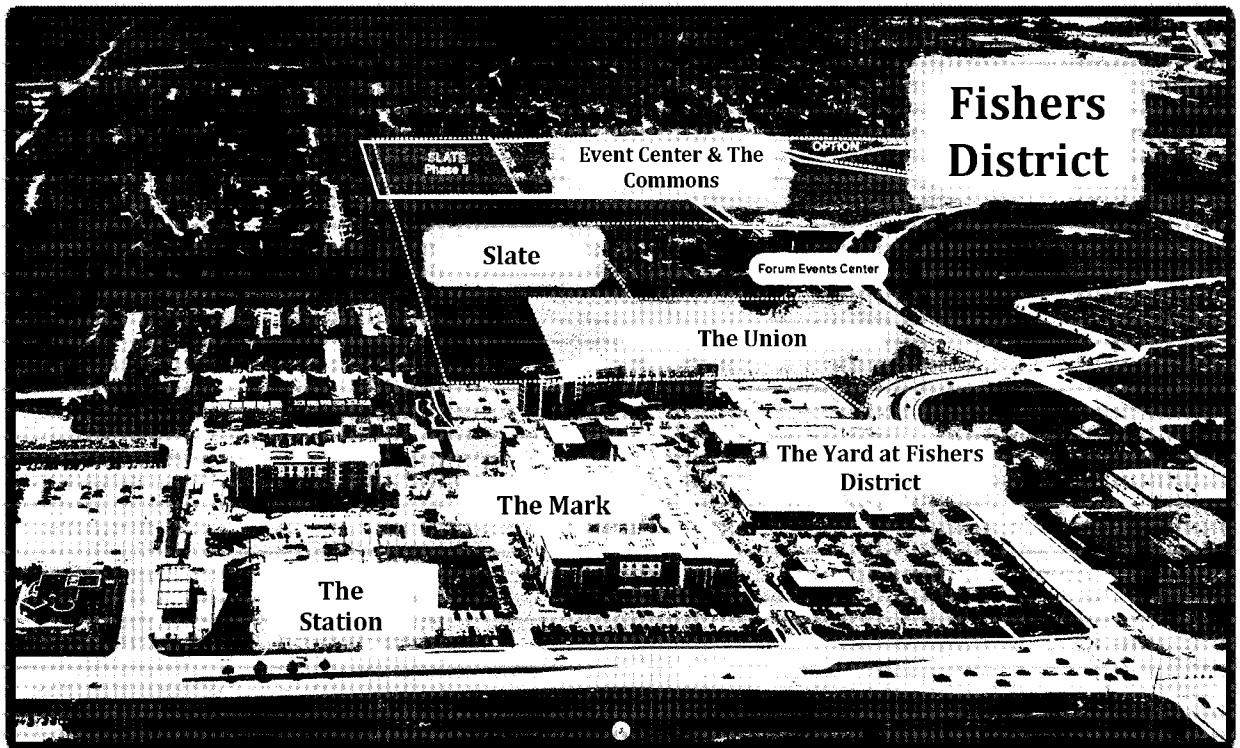
The Yard PUD for the Yard at Fishers District was first approved in 2016 under PUD ordinance 121916D and allows for a mix of commercial uses. Since the initial approval several text amendments have been sought, including an amendment to allow multi-family as a permitted use (ordinance 021918B) known as the Mark at Fishers District.

The Stations at Fishers District was approved in 2019 under PUD ordinance 031819B and allows for a mix of commercial uses, a hotel, and townhomes.

The Slate and Union at Fishers District were approved in 2021 under PUD ordinance 021521D and allows for a mix of commercial uses, multi-family, townhomes and duplexes.

Thompson Thrift, the master developer, is now seeking approval of The Yard Phase II PUD for new retail, restaurant, entertainment, and residential options similar to the existing Fishers District to be known as the Commons at Fishers District. Additionally, the expansion will include an event center that will host sporting, theatrical, and entertainment events.

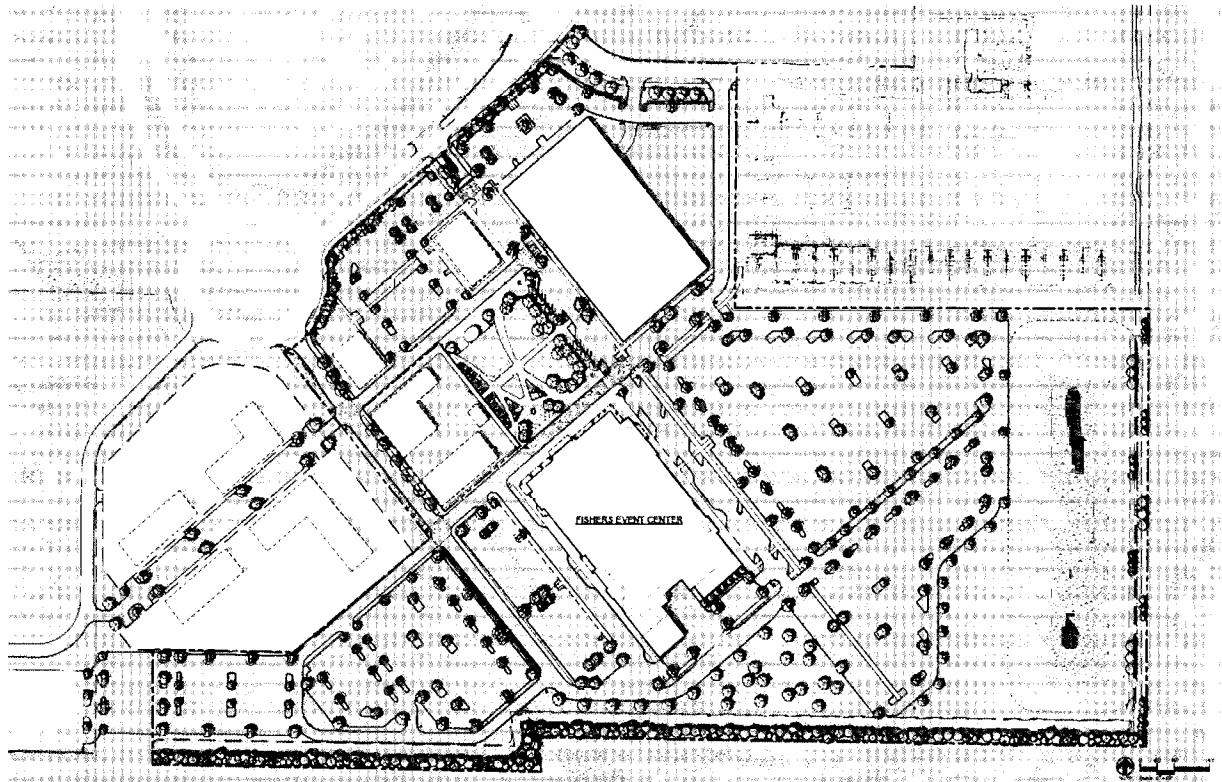
Fishers District Looking South from 116th Street



PETITION OVERVIEW:

The proposed development will be substantially similar to the concept plan below. Permitted uses include a mix of commercial uses, multi-family, and entertainment facility.

Concept Plan



SITE RENDERING
FISHERS EVENT CENTER | FISHERS, IN | SEPTEMBER 2022

Pedestrian Network

The pedestrian network will be established per Exhibit D. Walkability in this area is a priority and there will be a public trail provided along USA Parkway, in front of the Forum Event Center, as well as a connection through the Slate at Fishers District so patrons can walk between all developments within Fishers District. The path internal to the Slate has already been dedicated to the city for public use.

Buffering from neighbors

For neighbors adjacent to the Fishers District properties, Thompson Thrift has agreed to add additional measures above and beyond standard city requirements to reduce noise and light pollution and impacts on property lines. Along the south boundary a 55' wide buffer will be established that includes an 8' tall berm with 6' fencing and evergreen trees. The building is setback 180' and the parking lot is setback 80' from the residential area to the south.

Along the east boundary a 30' wide buffer will be established that includes a 4' tall berm with 6' fencing and evergreen trees. The building is setback 935' and the parking lot is setback 320' from the residential area to the east. The building has been oriented to reduce noise impacts and green space with trees and retention ponds are adjacent to a majority of personal properties to increase buffer areas without parking and/or pedestrians.

Lighting will include shields and motion activation to reduce nighttime light pollution and the event center is oriented to reduce noise impacts.

- Parking lot fixtures – 25 ft tall with cutoff shields and motion sensors. (UDO allows 30')

- Pedestrian lighting – 14 ft tall with low level lights for pathways and sidewalks (UDO allows 15')

Parking

Over 2,400 parking spaces are planned for this development. Event staff will direct traffic during entertainment events.

Traffic

Three main entrances are planned along USA Parkway. The City of Fishers conducted a traffic study to investigate the roadway impact of potential traffic increases for events at the event center. The study concluded that future traffic would operate at acceptable levels with no need for improvements outside of the localized road network. Recommendations have been made for inbound and outbound lanes that will be accommodated and reviewed through the Technical Advisory Committee.

Drainage

A detention pond is planned along the east side of the property to capture stormwater runoff. Drainage design will be reviewed through the city's Technical Advisory Committee and will be required to meet minimum drainage requirements.

PUBLIC COMMENTS & PLAN COMMISSION

The City of Fishers and Thompson Thrift held a neighborhood meeting for the surrounding neighborhoods of Walnut Hills, Walnut Creek, Summerfield, and Delaware Crossing on Monday, September 26th. The meeting presentation and recording can be found online at <https://www.fishers.in.us/1497/Fishers-District-Expansion-Resources>.

Staff has received 1 written public comment from a resident in Delaware Crossing regarding a desire for pedestrian access from their neighborhood to the new development. Thompson Thrift is open to exploring gated access through the buffer yard but has requested the neighbors communicate this desire through their HOA. The city will continue to communicate with the HOA on a pedestrian connection if desired from a majority of the residents in the neighborhood.

Plan Commission held a public hearing on Wednesday, October 5, 2022 at 6PM. Plan Commission members had some good questions about drainage, parking, and traffic and staff and Thompson Thrift were able to answer all questions.

During the public hearing, only one resident stood to speak. She asked if the City had actively engaged with Eastern Star Church for their opinion and feedback on the event center projects. Staff shared that we had not yet but that we would certainly reach out if the resident is able to provide a contact for us. **Plan Commission voted to send a unanimous favorable recommendation to City Council for approval.**

STAFF COMMENTS:

The Fishers 2040 Plan identifies this area as Employment Node and is surrounded by Regional Center and Regional Mixed Use. Per Fishers 2040 this area is a *“mixed use district that provides a community hub, with higher densities and intensities of commercial retail, employment centers, multifamily, attached residential, public spaces and institutional uses in a pedestrian friendly environment.”*

Staff believes the proposed rezone aligns with this vision and recommends a favorable recommendation to City Council for their final vote on October 10, 2022.

PETITION NUMBER: RZ-22-6
OCTOBER 10, 2022 – STAFF REPORT

PAGE: 5

ATTACHMENTS: 1) PUD Ordinance

ORDINANCE NO. 091922F
AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF
THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance (“UDO”) for the City of Fishers (the “City”), previously enacted by the City pursuant to its authority under the laws of the State of Indiana IC 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-22-6 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its October 5, 2022 meeting sent a FAVORABLE recommendation to the Fishers City Council by a vote of 6 in favor and 0 opposed; and

WHEREAS, to support its long-term vision for the City, the Council desires to adopt certain amendments to the Official Zoning Map.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, 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-M.

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 plan, and illustrative architectural exhibit shall be approved as shown in Exhibit B (“The Yard Phase II PUD”), attached.

1.6. Adoption

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this _10th_ day of _October_ 2022.

COMMON COUNCIL OF THE CITY OF FISHERS,

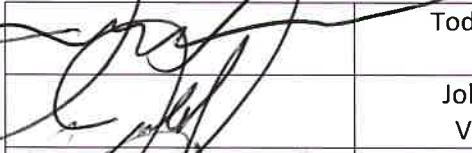
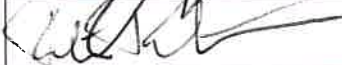
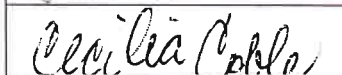
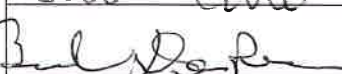
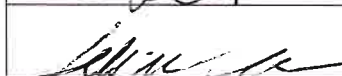
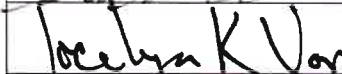


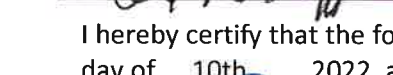
HAMILTON COUNTY, INDIANA

091922F

YAY

NAY

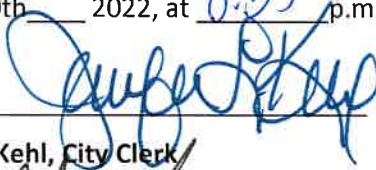
ABSTAIN

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ___ day of ___10th___ 2022, at 8:35 p.m.

ATTEST:

Jennifer L. Kehl, City Clerk



MAYOR'S APPROVAL

___October 10, 2022___

DATE

MAYOR'S VETO

DATE

Scott A. Fadness, Mayor

Scott A. Fadness, Mayor



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." Christopher P. Greisl

XXXXXXXXXX
91922F

ORDINANCE NO. 091922F

**EXHIBIT A
Legal Description**

ORDINANCE NO. 091922F

**EXHIBIT B
PUD Ordinance**

2022

The Yard Phase II PUD



Planning & Zoning Department
City of Fishers
Ordinance: 091922F



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

A. Declaration

1. Ordinance No.
2. Adopted:

B. Purpose and Intent

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

The zoning classification of the real estate legally described in Section 1.6 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development – Mixed Use District (PUD-M), and that said PUD-M zoning district shall hereafter be known as the "The Yard Phase II 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 and its exhibits. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the C3 Commercial District shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Chapter" cross-references of this Ordinance shall hereafter refer to the Chapter section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6.: Introductory Provisions: Transition Rules* also shall apply to amendments.

D. Allowed Uses

1. All uses listed under C3 Commercial, EN Employment Node and MF Multi-Family in *Sec. 5.1.5. Permitted Use Table* and
 - a. Indoor and Outdoor Entertainment, including arenas, stadiums, and auditoriums for entertainment and recreation events.
 - b. Walk-up windows for pick-up or carry out
2. The following uses are prohibited:
 - a. Adult Entertainment Establishment
 - b. Animal Care (indoor or outdoor)
 - c. Palmist, psychic, medium, fortune telling
 - d. Wedding chapel
 - e. laundromat

- f. Bed and Breakfast
- g. Bingo Hall
- h. Bowling Alley, unless approved as a special use
- i. Convention Center, unless approved as a special use
- j. Martial Arts studio, unless approved as a special use
- k. Automobile sales and services
- l. Car wash
- m. Fuel sales
- n. Fuel/energy station
- o. Fuel/service station
- p. Mortuary or Cemetery
- q. Museum, including Outdoor Living History Museum
- r. School, public or private (K-12)
- s. Place of worship
- t. Tattoo parlor
- u. Piercing studio
- v. Nail salon (specifically not including nail services that are a part of a high-end day spa or similar use)
- w. Massage parlor (specifically not including massage services that are a part of a high-end day spa or similar use)
- x. Alternative financial service (refund anticipation loan lenders, title loan businesses, short-term loan providers, cash for precious metal stores and pawn shops)
- y. Day care, adult
- z. Sexually-oriented business
- aa. Tobacco shop, smoke shop, head shop, and hookah lounge (specifically not including a cigar bar or lounge that also offers retail sales and on-site consumption of cigars and cigar related accessories)
- bb. Package goods store (alcohol) (specially not including a restaurant specialty retail shop, tavern, bar, or brewery that sells beer, wine, and/or other alcohol for take-home use).
- cc. Second hand or government surplus store
- dd. Conservation Development
- ee. Manufactured Home Development
- ff. Group home
- gg. Child Care Home
- hh. Child Care Institution
- ii. Special Care Facilities
- jj. Group Home Living
- kk. Nature or game preserve, wildlife management area, refuge, animal sanctuary, park and recreation fields, reservoir and related control structures
- ll. Utilities: Major Utilities Use Category & Telecommunication Facilities
- mm. Outdoor Recreation, except outdoor theater, outdoor sports or entertainment facility (including golf-related entertainment)
- nn. Library

- oo. Shooting Range
 - pp. Short Term Rentals
 - qq. Two-Unit Living
3. In addition, any applicable use standard as set forth in *Chapter 5: Use Regulations* shall also apply.
 4. Drive up windows, exterior menu boards, and speakers shall be reviewed and approved by the City Council at a public meeting (no additional public hearing shall be required). This limitation does not apply to culinary accelerator uses nor food trucks.

1.2. Concept Plan

The Concept Plan, attached hereto as “Exhibit B” is hereby incorporated. The Real Estate's development plan may vary from the Concept Plan; however, per *Sec.10.2.16.(M)(3) PUD District Ordinance Requirements*, the Concept Plan shall show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and Parking Areas; Open Space areas; Conservation and/or Preservation areas; recreation facilities; and other details to indicate the character of the proposed development. For clarity, the Real Estate shall be developed and maintained in such a manner that design character and design standards are, at a minimum, at least as high as the design character and standards for the Fishers District (commercial) and Slate (residential); provided, however such requirement shall not require the use of the same materials or designs (the “Minimum Standard”).

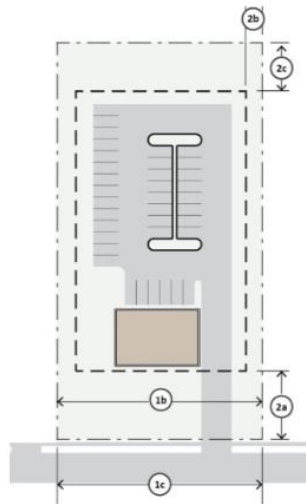
1.3. Development Standards

A. Cross Reference

The regulations of *Chapter 6: Development Standards* shall apply, except as modified by this Ordinance

B. Development Standards: *Sec. 3.3.3.C3 Commercial* shall apply, except as modified below.

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage – Public access shall be provided to each lot through an adjoining access easement or public right-of-way	n/a
2. Minimum Building Setbacks*	
2a. Front	20'
2b. Side / aggregate	10' / 20'
2c. Rear	20'
2c. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	120'
3b. Adjacent to residential zones or uses	n/a
4. Building Floor Area	
4a. Main Floor Area (min)	n/a
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	90%
*Setbacks shall only be taken from the overall perimeter property lines and shall not apply to individual lots within the overall development.	



- C. General Provisions UDO Article 6.1:** Shall apply.
- D. Accessory Structure Standards UDO Article 6.2:** Shall apply, except as modified below:
1. Minimum setbacks for accessory structures shall be the same as those of primary structures.
- E. Architectural Design Standards UDO Article 6.3:** Shall apply. Additionally, alternative architectural exhibits that do not meet UDO Article 6.3 may be submitted for review and approval to the PUD Committee that may vary from the Architectural Design Standards as long as the architecture is in keeping with the quality and character of the property development.
- F. Entrances & Driveways UDO Article 6.4:** Shall apply, except as modified below:
1. Section 6.4.3.C.1. Shall not apply. Driveway width at the right of way line shall be approved by the Engineering Department.
- G. Exterior Lighting Standards UDO Article 6.5:** Shall apply.
- H. Height Standards UDO Article 6.6:** Shall apply.
- I. Landscaping Standards UDO Article 6.7:** Shall apply, except as modified below:
1. Section 6.7.2.E. Alternative Landscaping Plan shall apply and shall generally be as shown on the concept plan.
 2. Section 6.7.4. Buffer Yards Shall not apply. Buffer yards shall be installed per Exhibit C and as identified below. Existing vegetation shall count towards the required plantings and be preserved as possible without having to install a berm or fence:
 - a. East property line adjacent to residential – Thirty (30) foot buffer yard with a minimum four (4) foot continuous berm and minimum six (6) foot tall vinyl fence. A combination of deciduous shade trees and evergreens shall be installed on both sides of the fence. Mounding, fencing, and landscaping shall be installed where not in conflict with existing mature trees. Existing fences established prior to the effective date of this ordinance are permitted to remain.
 - b. South property line adjacent to residential – Fifty-five (55) foot buffer yard with a minimum eight (8) foot continuous berm and minimum six (6) foot tall vinyl fence. A combination of deciduous shade trees and evergreens shall be installed on both sides of the fence.
- J. Lot Standards UDO Article 6.8:** Shall not apply.
- K. Non-Residential Open Space UDO Article 6.9:** Shall not apply. Open space shall be provided as shown on Exhibit B.
- L. Outdoor Display & Storage Standards UDO Article 6.10:** Shall apply.
1. 6.10.3.B.1 shall not apply.
- M. Parking & Loading Standards UDO Article 6.11:** Shall apply, except as modified below:
1. 6.11.3.A.3. Shall not apply. Parking of motor vehicles is permitted on lawns for overflow parking.
 2. 6.11.5.B. Shall not apply.
 3. Sec. 6.11.8. Off-Street Parking Schedule shall not apply.
 4. Sec. 6.11.4. Parking Area Landscaping shall not apply. Rather parking lot landscaping shall be as generally shown on the concept plan.
 5. Parking lot setbacks shall only be taken from the overall perimeter property lines and shall not apply to individual lots within the overall development

6. 6.11.10.A. Shall not apply. Any loading berth shall be a minimum of 150 feet from any residential property line.

N. Pedestrian Accessibility Standards UDO Article 6.12: Shall apply. Additionally, the overall pedestrian network shall be installed as shown in Exhibit D or as otherwise approved by the PUD Committee or Mayor or Mayor's Designee. Minimum required primary pedestrian connections are highlighted in red on Exhibit D. Additionally, a pedestrian crossing shall be installed per the approval and design of the Fishers Engineering Department that connects to the 'Undeveloped Land' labeled on Exhibit D.

1. 6.12.3.C. Shall apply. Additionally, The Mayor or Mayor's Designee may allow a reduction in sidewalk width and planting bed width for individual buildings as long as the sidewalk adjacent to the building is connected to the overall pedestrian network as shown in Exhibit D.

O. Permitted Nonresidential Structure Standards UDO Article 6.13: Shall not apply.

P. Property Identification Standards UDO Article 6.14: Shall apply.

Q. Public Art Standards UDO Article 6.15: Shall apply.

R. Setback Standards UDO Article 6.16: Shall apply.

S. Signage Standards UDO Article 6.17: Shall apply. Additionally, a comprehensive sign package may be submitted for review and approval to the Mayor or Mayor's Designee that may vary from the sign code as long as it is in keeping with the quality and character of the property development.

T. Wall & Fence Standards UDO Article 6.18: Shall apply. Additionally, fencing within the buffer yards may be permitted up to eight (8) feet in height.

U. Water & Sewer Standards UDO Article 6.19: Shall apply.

V. Vision Clearance Standards UDO Article 6.20: Shall apply.

1.3. Planned Unit Development Design Standards

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

B. General Provisions UDO Article 8.1: Shall apply.

C. Block, Lot & Access Standards UDO Article 8.2: Shall apply. Additionally, the overall pedestrian network shall be installed as shown in Exhibit D or as otherwise approved by the PUD Committee or Mayor or Mayor's Designee.

D. Street & Alley Standards UDO Article 8.3: Shall apply.

E. Open Space, Common Area & Amenity Standards UDO Article 8.4: Shall apply, except as modified below:

1. Section 8.4.6. Open Space shall not apply. Open space shall be provided as shown on Exhibit B.

F. Other Design Standards UDO Article 8.5: Shall apply.

1.4. Procedures

The procedures set forth in *Sec. 10.2.16. Planned Unit Development* shall apply. Additionally, the PUD Committee and Mayor or Mayor's Designee shall have discretion and flexibility to consider and approve modifications pertaining to any design standards established or referenced by this Ordinance if the Committee or Mayor or Mayor's Designee determine such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance. Notwithstanding the foregoing or

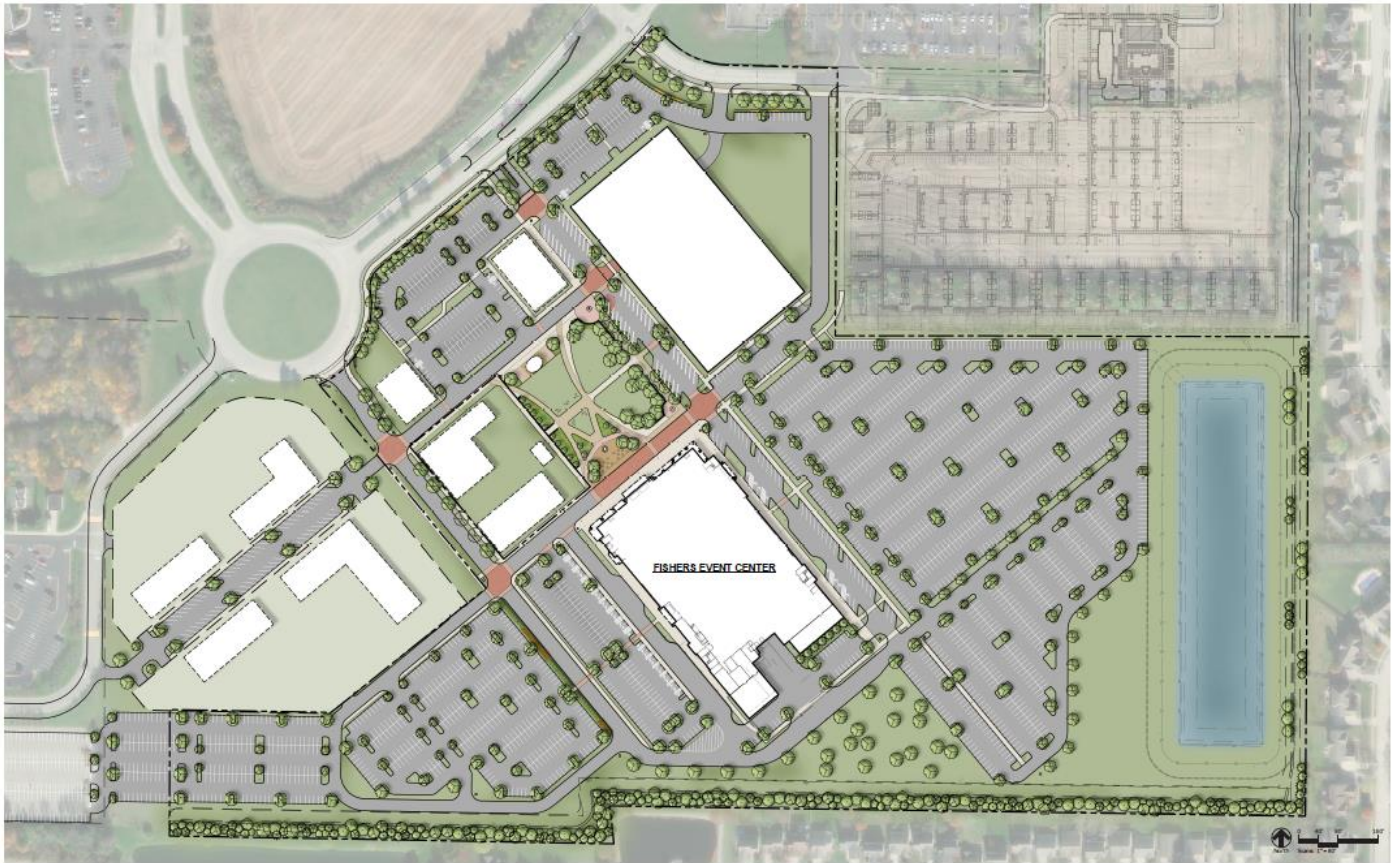
anything included herein to the contrary, the Mayor or Mayor's Designee shall not be authorized to deviate from the Allowed Uses (which deviation requires a text amendment as provided under Indiana law) or to approve design quality and/or character less than the Minimum Standard.

1.5. Real Estate

See "Exhibit A" attached hereto.

Exhibit A
[Legal Description]

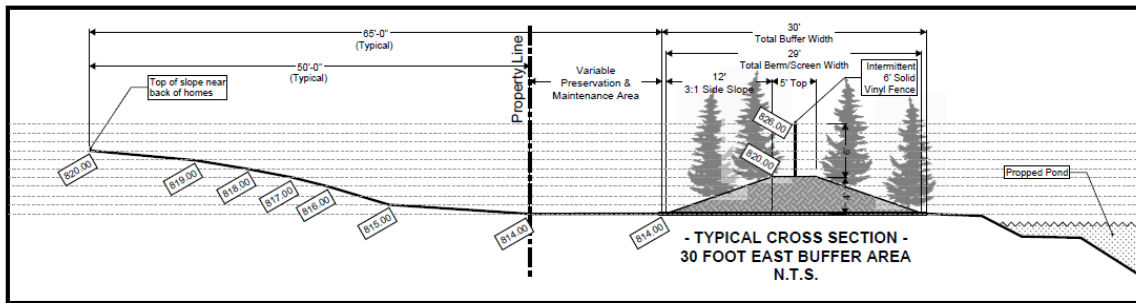
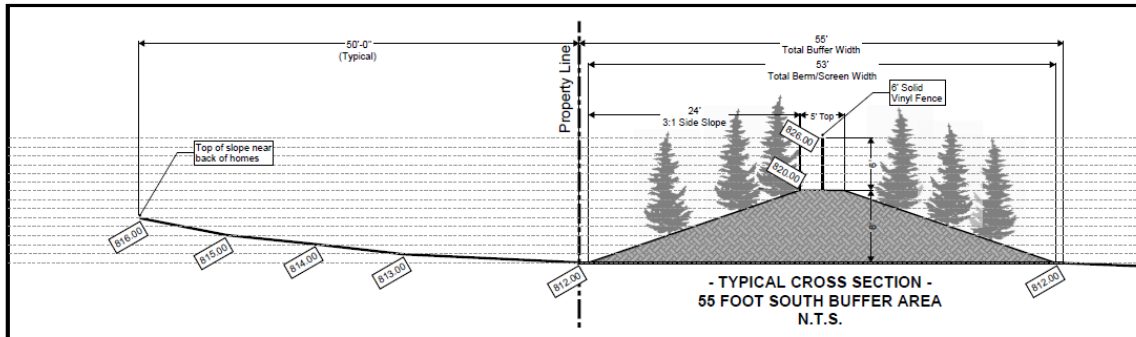
Exhibit B
Concept Plan



SITE RENDERING

FISHERS EVENT CENTER | FISHERS, IN | SEPTEMBER 2022

Exhibit C Landscaping Buffer



- TYPICAL BUFFER YARD CROSS SECTIONS -

Exhibit D Pedestrian Network



SITE RENDERING

FISHERS EVENT CENTER | FISHERS, IN | SEPTEMBER 2022



CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Megan Vukusich, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 595-3155

DOCKET NUMBER:

RZ-22-6

PETITIONER/PROPERTY OWNER:

Thompson Thrift

MEETING DATE:

Monday, October 10, 2022 7pm

PROPERTY ADDRESS/LOCATION:

Generally located along USA Parkway, south of the existing Fishers District.

SPECIFIC REQUEST: Consideration of a rezone from Employment Node (EN) to Planned Unit Development Mixed-Use (PUD-M) for The Yard Phase II to be known as the Commons at Fishers District.

SIZE OF PROPERTY:

54 acres

EXISTING ZONING:

Employment Node (EN)

EXISTING LAND USE:

Vacant

PROJECT SUMMARY:

The City of Fishers recently announced plans to expand Fishers District located along USA Parkway, south of the existing Fishers District. As part of this expansion, Thompson Thrift, the master developer, plans new retail, restaurant, entertainment, and residential options similar to the existing Fishers District. Additionally, the expansion will include an event center that will host sporting, theatrical, and entertainment events. Learn more about the entire Fishers District expansion at: thisisfishers.com/nextchapter.

This request is to approve a rezone petition from Employment Node (EN) to Planned Unit Development Mixed-Use (PUD-M) for The Yard Phase II.

LOCATION MAP:



ATTACHMENTS

- SUBMITTED PLANS
- PUBLIC COMMENTS
- OTHER

- LEGAL NOTICE
- AGENCY COMMENTS
- LEGAL DESCRIPTION

PETITION HISTORY:

The Yard PUD for the Yard at Fishers District was first approved in 2016 under PUD ordinance 121916D and allows for a mix of commercial uses. Since the initial approval several text amendments have been sought, including an amendment to allow multi-family as a permitted use (ordinance 021918B) known as the Mark at Fishers District.

The Stations at Fishers District was approved in 2019 under PUD ordinance 031819B and allows for a mix of commercial uses, a hotel, and townhomes.

The Slate and Union at Fishers District were approved in 2021 under PUD ordinance 021521D and allows for a mix of commercial uses, multi-family, townhomes and duplexes.

Thompson Thrift, the master developer, is now seeking approval of The Yard Phase II PUD for new retail, restaurant, entertainment, and residential options similar to the existing Fishers District to be known as the Commons at Fishers District. Additionally, the expansion will include an event center that will host sporting, theatrical, and entertainment events.

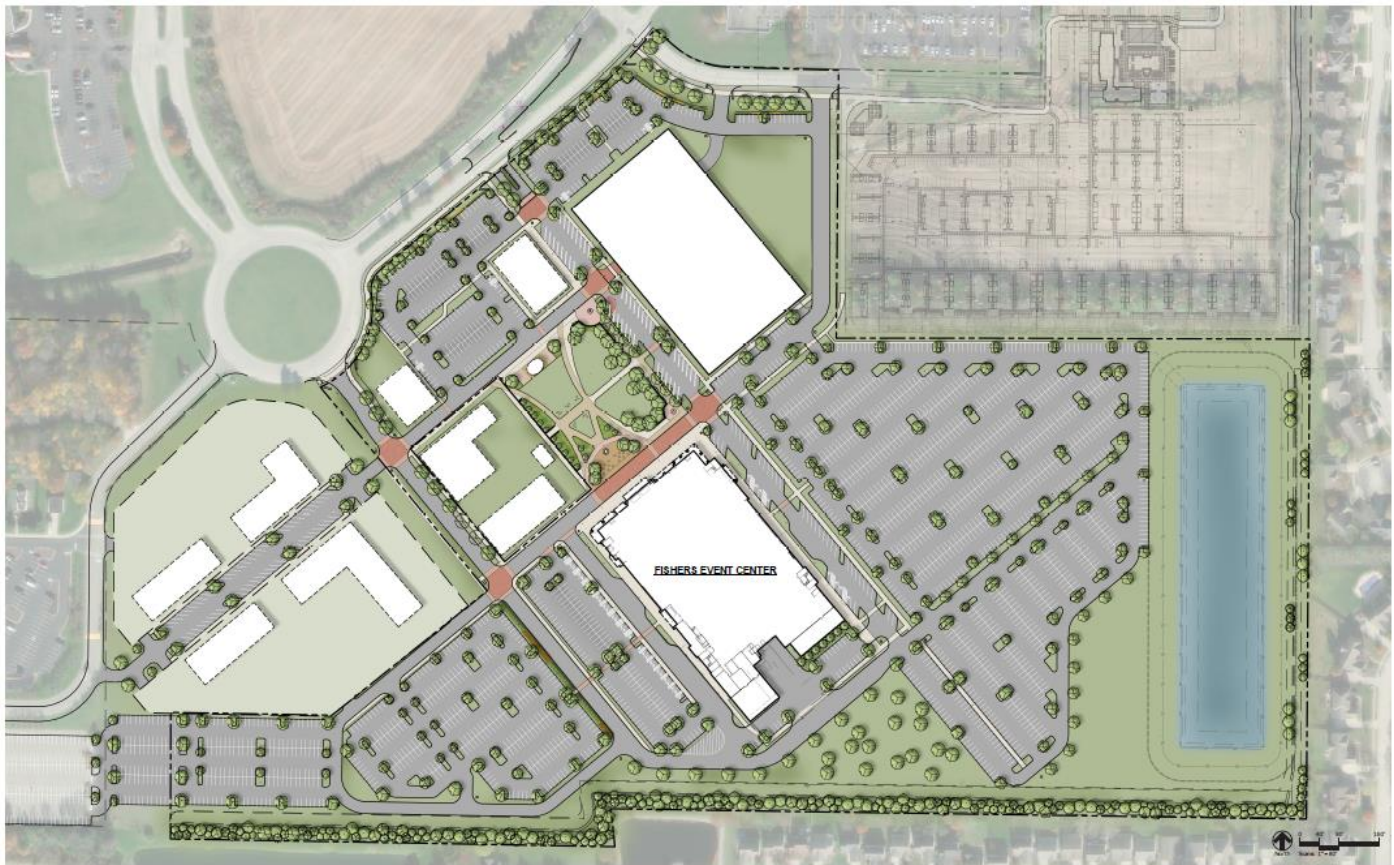
Fishers District Looking South from 116th Street



PETITION OVERVIEW:

The proposed development will be substantially similar to the concept plan below. Permitted uses include a mix of commercial uses, multi-family, and entertainment facility.

Concept Plan



SITE RENDERING

FISHERS EVENT CENTER | FISHERS, IN | SEPTEMBER 2022

Pedestrian Network

The pedestrian network will be established per Exhibit D. Walkability in this area is a priority and there will be a public trail provided along USA Parkway, in front of the Forum Event Center, as well as a connection through the Slate at Fishers District so patrons can walk between all developments within Fishers District. The path internal to the Slate has already been dedicated to the city for public use.

Buffering from neighbors

For neighbors adjacent to the Fishers District properties, Thompson Thrift has agreed to add additional measures above and beyond standard city requirements to reduce noise and light pollution and impacts on property lines. Along the south boundary a 55' wide buffer will be established that includes an 8' tall berm with 6' fencing and evergreen trees. The building is setback 180' and the parking lot is setback 80' from the residential area to the south.

Along the east boundary a 30' wide buffer will be established that includes a 4' tall berm with 6' fencing and evergreen trees. The building is setback 935' and the parking lot is setback 320' from the residential area to the east. The building has been oriented to reduce noise impacts and green space with trees and retention ponds are adjacent to a majority of personal properties to increase buffer areas without parking and/or pedestrians.

Lighting will include shields and motion activation to reduce nighttime light pollution and the event center is oriented to reduce noise impacts.

- Parking lot fixtures – 25 ft tall with cutoff shields and motion sensors. (UDO allows 30')

- Pedestrian lighting – 14 ft tall with low level lights for pathways and sidewalks (UDO allows 15')

Parking

Over 2,400 parking spaces are planned for this development. Event staff will direct traffic during entertainment events.

Traffic

Three main entrances are planned along USA Parkway. The City of Fishers conducted a traffic study to investigate the roadway impact of potential traffic increases for events at the event center. The study concluded that future traffic would operate at acceptable levels with no need for improvements outside of the localized road network. Recommendations have been made for inbound and outbound lanes that will be accommodated and reviewed through the Technical Advisory Committee.

Drainage

A detention pond is planned along the east side of the property to capture stormwater runoff. Drainage design will be reviewed through the city's Technical Advisory Committee and will be required to meet minimum drainage requirements.

PUBLIC COMMENTS & PLAN COMMISSION

The City of Fishers and Thompson Thrift held a neighborhood meeting for the surrounding neighborhoods of Walnut Hills, Walnut Creek, Summerfield, and Delaware Crossing on Monday, September 26th. The meeting presentation and recording can be found online at <https://www.fishers.in.us/1497/Fishers-District-Expansion-Resources>.

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STAFF COMMENTS:

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Staff believes the proposed rezone aligns with this vision and recommends a favorable recommendation to City Council for their final vote on October 10, 2022.

ATTACHMENTS: 1) PUD Ordinance



Council Action Form

MEETING DATE	October 10, 2022			
TITLE	Request to approve rezone petition from Employment Node (EN) to Planned Unit Development Mixed-Use (PUD-M) for The Yard Phase II. Case # RZ-22-6			
SUBMITTED BY	Name & Title: Megan Vukusich			
	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 #: 091922F		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 type="checkbox"/> Document must be recorded with the County Recorder's Office		<input checked="" 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 type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input checked="" type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input checked="" type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>The City of Fishers recently announced plans to expand Fishers District located along USA Parkway, south of the existing Fishers District. As part of this expansion, Thompson Thrift, the master developer, plans new retail, restaurant, entertainment, and residential options similar to the existing Fishers District. Additionally, the expansion will include an event center that will host sporting, theatrical, and entertainment events.</p> <p>This request is to approve a rezone petition from Employment Node (EN) to Planned Unit Development Mixed-Use (PUD-M) for The Yard Phase II. Case # RZ-22-6.</p>	
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.	Approve
	2.	Deny
	3.	Continue
	4.	
PROJECT TIMELINE	<p>September 19, 2022 - 1st Reading -- City Council October 5, 2022 - Public Hearing -- Plan Commission October 10, 2022 - Final Reading -- City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends approval.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. PUD Ordinance 2. Staff Report	