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Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented



06719D



2019

Residential Office - State Farm PUD



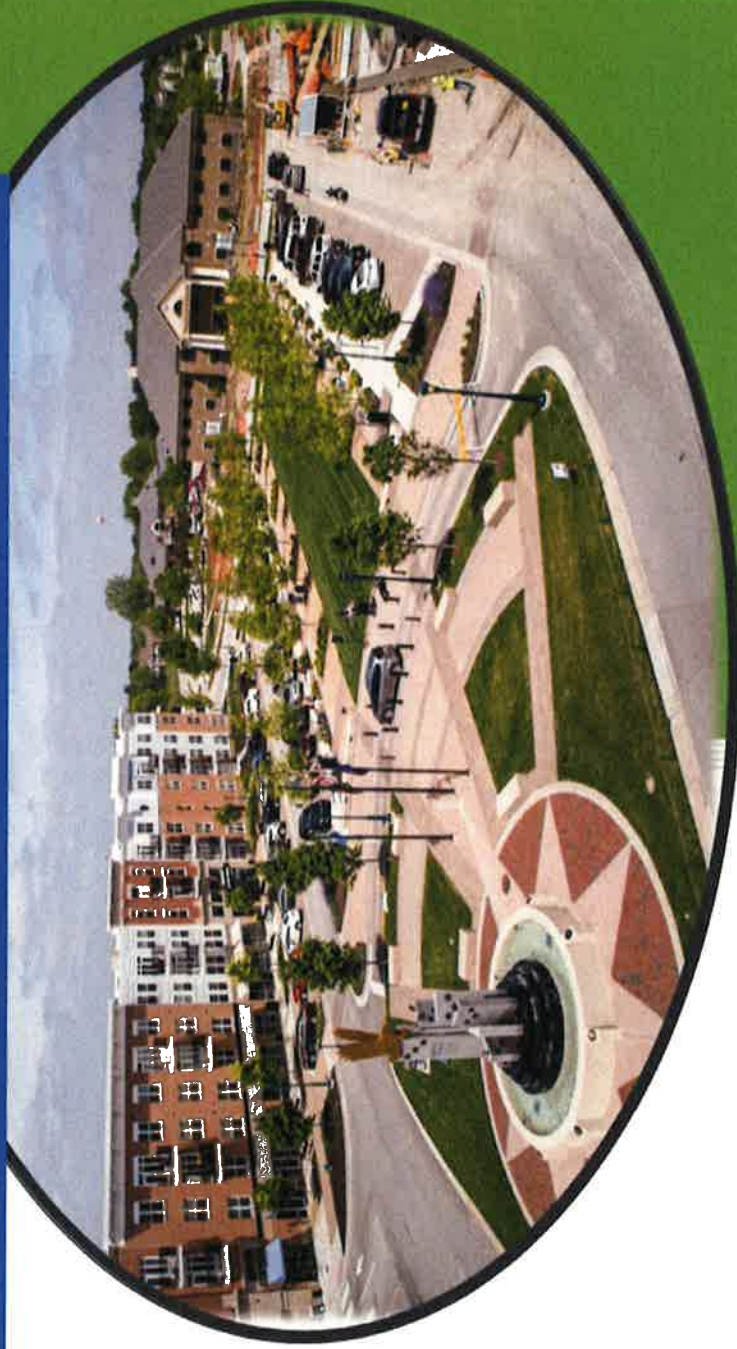
Planning & Zoning Department
City of Fishers
Ordinance 061719D

061719D



2019

Residential Office - State Farm PUD



Planning & Zoning Department

City of Fishers

Ordinance 061719D

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

A. Declaration

1. Ordinance No. 061719D
2. Adopted: June 17, 2019

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 – Commercial District (PUD-C), and that said PUD-C zoning district shall hereafter be known as the "Residential Office – State Farm 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 All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the Residential Office – State Farm PUD 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. Permitted Uses: Financial Office, General Office, Professional Office, Accessory uses subordinate to the primary use of the building
2. In addition, any applicable use standard as set forth in *Chapter 5: Use Regulations* shall also apply.

1.2. Concept Plan

The Concept Plan, attached hereto as "Exhibit A" 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.

Any additional improvements not shown on the Concept Plan shall be reviewed for compliance with the applicable standards and approved by the PUD Committee.

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. 3.3.1. C1 Commercial District standards shall apply, except as modified below.

1. Maximum Building Height of Primary Structure: 35' / One-story
2. Maximum Gross Floor Area per building: 5,000 square feet
3. Maximum number of buildings: Two (2)

C. General Regulations: Shall apply.

D. Accessory Structure Standards: Shall apply.

E. Architectural Design Standards: Sec. 6.3.4. Residential Design shall apply, except as modified below.

1. The “Illustrative Character Exhibit B” is hereby incorporated to conceptually illustrate the elements and anticipated character and to establish a benchmark for the architecture and design of the Real Estate’s buildings. The final building design may vary from the Illustrative Character Exhibit; however, buildings shall be substantially similar in quality and character to the building shown in the Illustrative Character Exhibit.

2. Façade improvements to the existing home, located on the property at the time of PUD Ordinance adoption, shall be approved by the PUD Committee.

F. Entrances & Driveways: Shall apply, except as modified below.

1. Property shall share access to 126th Street with adjoining property to the east through one (1) shared driveway, as approved by the Board of Public Works.

G. Exterior Lighting Standards: Shall apply, except as modified below.

2. All lighting fixtures must be full cut-off.
3. All lighting poles are limited to 15 feet tall.
4. Lighting in parking areas shall be designed and maintained to be dimmed between the hours of 8:30 p.m. and 6:30 a.m.

H. Height Standards: Shall apply; except as modified by this ordinance.

I. Landscaping Standards: Shall apply.

J. Lot Standards: Shall apply.

K. Outdoor Display & Storage Standards: Shall apply.

L. Parking & Loading Standards: Shall apply.

M. Pedestrian Accessibility Standards: Shall apply.

N. Permitted Nonresidential Structure Standards: Shall apply.

O. Property Identification Standards: Shall apply.

P. Public Art Standards: Shall apply.

Q. Setback Standards: Shall apply.

R. Signage Standards: Shall apply, except as modified below.

1. If illuminated, signage shall be illuminated with external illumination, such as gooseneck lighting fixtures.

2. One (1) freestanding sign is permitted. Freestanding sign shall be a maximum of 6’ tall, with a maximum 32 s.f. sign face.

S. Wall & Fence Standards: Shall apply.

T. Water & Sewer Standards: Shall apply.

U. Vision Clearance Standards: 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: Shall apply

C. Block, Lot & Access Standards: Shall apply

D. Street & Alley Standards: Shall apply

E. Open Space, Common Area & Amenity Standards: Shall apply

F. Other Design Standards: Shall apply

1.4 Additional Standards

A. Service Hours: Trash removal, compaction, service vehicles, deliveries, parking lot sweepers, etc. shall not be permitted between the hours of 9:00 p.m. and 6:00 a.m. with the exception of snow removal (see also §50.035 of the Fishers Municipal Code).

1.5. Procedures

The procedures set forth in *Sec. 10.2.16. Planned Unit Development* shall apply.

1.6. Real Estate

See “Exhibit C” attached hereto.

061719D

Residential Office – State Farm PUD 2019

1.7. Adoption

I hereby certify that the foregoing ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this 17th day of June, 2019.

The Common Council of the City of Fishers, Hamilton County, Indiana

AYE

NAY

Richard W. Block

Richard W. Block,
President

Eric Moeller,
Vice President

David C. George

David George,
Member

C. Pete Peterson,
Member

John Weingardt,
Member

Cecilia C. Coble,
Member

Brad DeReamer,
Member

Selina M. Stoller,
Member

Todd Zimmerman,
Member

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 17th day of June, 2019, at 8:49 a.m.

ATTEST: Jennifer L. Keh
Jennifer L. Keh, City Clerk



Mayor's Approval

Scott A. Fadness
Scott A. Fadness, Mayor

Date

Mayor's Veto

Scott A. Fadness, Mayor

Date

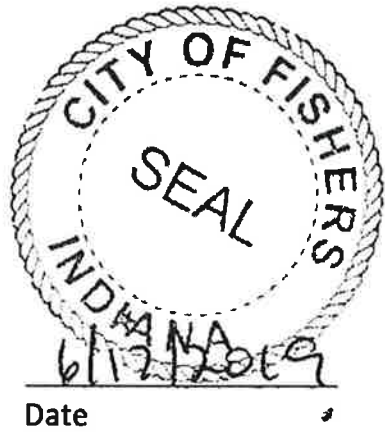
Approved by: Chris Greisl, City of Fishers, City Attorney

In accordance with Indiana Code, 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: Megan Schaefer

061719D

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 17th day of June 2019, at 8:40p.m.

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



Mayor's Approval

Scott A. Fadness
Scott A. Fadness, Mayor

Date

Mayor's Veto

Scott A. Fadness, Mayor

Date

Approved by: Chris Greisl, City of Fishers, City Attorney

Prepared By: Chris Greisl, City of Fishers, City Attorney

In accordance with Indiana Code, 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: Megan Schaefer



Illustrative Character Exhibit B



Exhibit C – Real Estate

LEGAL DESCRIPTION

Lot 1 and Lot 2 in the Stern-Bohwell Subdivision an Addition in Hamilton County, Indiana, the plat of which subdivision is recorded as Instrument Number 9709716651 in the Office of the Recorder of Hamilton County, Indiana, except for the following:

Commencing on the south line of said Southwest Quarter, North 90 degrees 00 minutes 00 seconds East (assumed bearing) 1300.00 feet (bearing and distance quoted from Instrument Number 9709716651); thence North 0 degrees 00 minutes, 09 seconds East 45.00 feet (bearing and distance quoted from Instrument Number 9709716651) to the southwest corner of Lot 2 in said subdivision; thence North 89 degrees 36 minutes 00 seconds East feet (North 0 degrees 00 minutes 09 seconds East by Instrument Number 9709716651) 68.217 meters (223.81 feet) along the south line of said Lot 2 and Lot 1 to the point of beginning of this description designated as point "1150" on said Right-of-Way Parcel Plat; thence North 80 degrees 47 minutes 32 seconds East 34.448 meters (113.02 feet) to the point designated "331" on said plat; thence North 11 degrees 14 minutes 50 seconds East 19.024 meters (62.41 feet) to the point designated "518" on said plat; thence North 50 degrees 56 minutes 41 seconds West 28.684 meters (126.92 feet) to the northeastern line of Lot 1 designated as point "1151" on said plat; thence South 53 degrees 28 minutes 53 seconds East 70.066 meters (229.87 feet) along said northeastern line to a northeastern corner of said Lot 1; thence South 18 degrees 29 minutes 21 seconds West 6.767 meters (22.20 feet) along the southeastern line of said Lot 1 to a southeastern corner of said Lot 1; thence South 89 degrees 36 minutes 00 seconds West 61.840 meters (202.89 feet) along the south line of said Lot 1 to the point of beginning containing 0.0595 hectares (0.147 acres) more or less, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system for Indiana Department of Transportation Project STP-3229(005).

Location Map





CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Megan Schaefer, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 588-1431
 EMAIL: schaeferm@fishers.in.us

DOCKET NUMBER:

RZ-19-7

PETITIONER/PROPERTY OWNER:

Clint Wilson Ins. Agency Inc

PUBLIC HEARING DATE:

June 17, 2019

PROPERTY ADDRESS/LOCATION:

13577 E 126th Street, generally located on the south side of 126th Street, west of Olio Road.

SPECIFIC REQUEST: Approval of a rezone from R2 Residential to PUD - Commercial to accommodate a remodel of the existing home from a residence to an insurance agency.

SIZE OF PROPERTY:

2.49 acres

EXISTING ZONING:

R2 Residential

EXISTING LAND USE:

Single-Family Home

PROJECT SUMMARY:

Clint Wilson Ins. Agency Inc is requesting a rezone from Residential to Commercial for the property at 13577 E 126th Street for the new location of an insurance agency. The parcel is currently zoned R2 Residential with an existing home and garage on site.

The 1,318 s.f. home is to be remodeled into a commercial office building with eight (8) parking spaces, landscaping and façade improvements. The existing, healthy trees on site are to remain. The site will have shared access to 126th Street with the adjacent property to the east.

LOCATION MAP:



STAFF RECOMMENDATION

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

- SUBMITTED PLANS
- PUBLIC COMMENTS
- OTHER

- LEGAL NOTICE
- AGENCY COMMENTS
- LEGAL DESCRIPTION

PETITION OVERVIEW:

Clint Wilson is requesting a rezone for the property at 13577 E 126th Street from R2 Residential to PUD - Commercial for the new location of his insurance agency. The parcel is currently zoned R2 Residential with an existing home on site.

The petitioner is proposing to remodel the current 1,318 s.f. home into a State Farm insurance agency office building to accommodate approximately four (4) employees. Eight (8) parking spaces are proposed, including one (1) ADA space. Improvements to the exterior of the home will be made including painting of the siding and trim, removing the existing awnings and replacing the shutters. All of the healthy trees will be maintained on the property with one (1) unhealthy tree currently targeted for removal. The house is currently on well and septic, but the petitioner will be required to hook up to water and sewer utilities for the change of use. The detached garage will remain on site for storage.

The petitioner is proposing a site-specific PUD for the rezone request. Below are highlights of the PUD. Please reference the 'PUD Ordinance Draft' attachment for more details.

- **Uses Permitted** – Uses are limited to financial, professional and general office. No medical office uses are permitted.
- **Entrance & Access** – Property is required to share access to 126th Street with adjoining property to the east.
- **Architecture** – Architectural improvements are to be approved by the PUD Committee. Any new office building would be required to be residential in character and substantially similar to the architectural exhibits provided in the PUD Ordinance.
- **Lighting** – Lighting shall be full cut-off, a maximum of 15' tall and dimmed in parking areas between the hours of 8:30 p.m. and 6:30 a.m.
- **Signage** – Signage will be residential in character allowing for a wall sign and one (1) 32 s.f. freestanding sign with external illumination (gooseneck, etc.).

Future Improvements – Any future improvements to the property will require PUD Committee approval of the architecture and revised concept plan. Per the PUD requirements, any future building is limited to a maximum floor area of 5,000 s.f.

PLAN COMMISSION:

Plan Commission met on June 5, 2019 and sent a favorable recommendation to City Council by a vote of 7 to 1 to approve the rezone request with the following conditions:

- Petitioner shall submit voluntary annexation application to annex into City limits

Councilman Peterson voiced his concerns about commercial in this area, near the intersection of 126th & Olio. He believes the commercial development, specifically retrofitted properties, need to be better thought out and align with new development seen around Fishers.

Two remonstrators spoke at the public hearing and had concerns regarding lighting, signage, and landscape buffering. The PUD addresses both lighting and signage specifically. Landscape buffering will be required to meet minimum UDO standards.

STAFF COMMENTS:

Staff has reviewed the overall 126th & Olio area for land-use and traffic concerns related to commercial development. There are five (5) residential outlots, including the subject property and adjoining REMAX location, which could potentially re-develop as commercial around this intersection. These outlots may no longer be appealing as residential uses due to the direct access onto major thoroughfares. Attached is a map labeled '126th & Olio Area Plan' with details on each of these properties if they were to re-develop. Staff would recommend any uses be limited to general/professional office.

Staff has worked with A&F Engineering to determine if these conversions would cause issues from a traffic perspective and below are the findings:

- **Number of Trips** - The number of vehicles that will enter the sites is minimal. Changing these parcels from single family units to general office use will not have a negative effect on 126th Street or the nearby intersections.
- **School Traffic** - While there are several schools in the area, schools typically release during the early afternoon which will not interfere with the PM peak hour for the general office uses. The AM peak hour is typically the same for office uses and schools. However, the number of trips generated by general office uses will not impede school traffic.
- **Access** - The access to these sites will be right-in/right-out or two-way left turn lanes. If possible, the access points should be combined with other access points to ensure a limited number of conflict points. While right-in/right-out access points are an acceptable method to reduce conflict points at driveway locations, it would require U-turns up and downstream from the proposed development. U-turns are an acceptable maneuver when made at locations that have left turn lanes.
- **Overall** - Based on the trip generation and a review of the surrounding area, it is A&F Engineering's opinion that these types of uses would be acceptable with regards to the amount of traffic they will generate, and the types of movements required to enter and exit the site. However, once the land use is more defined and location of driveways have been determined a final review should be conducted to ensure safe efficient movements along 126th Street and Olio Road.

Staff is supportive of the rezone of the Residential Office – State Farm PUD. The petitioner has worked with staff to address concerns related to site access and to ensure the residential character of the property is preserved.

Although the Future Land Use Map identifies this area as residential, staff believes the rezone request meets the intent of the 2040 Comprehensive Plan by preserving the residential character of the property. Careful consideration has been given to the character of the surrounding developments and staff believes a low-intensity office-use with residential characteristics fits with the City's vision for this area. Staff recommends City Council approve the rezone with the following condition:

- Petitioner shall submit a voluntary annexation application to annex into City limits

ATTACHMENTS:

- 1) Petitioner's Packet
- 2) Zoning Map
- 3) PUD Ordinance
- 4) 126th & Olio Area Plan

April 10, 2019

City of Fishers Planning and Zoning
Fishers City Hall
One Municipal Drive
Fishers, IN 46038

Re: 13577 East 126th Street, Fishers, IN 46037

To Whom It May Concern:

I am writing to request a favorable recommendation to change the zoning at the above property from Residential to commercial C1.

I intend to make minor modifications inside the property and update the exterior along with adding appropriate parking so I may operate my insurance agency in the existing building. My goal is to maintain the residential feel while improving the overall look of the structure and the property. I will maintain all of the healthy trees on the property, with only one unhealthy tree currently targeted for removal. Attached you'll find additional plans for landscaping that will help me accomplish my objective.

As of this time, I have no plans for the land on the western side of the property. I plan to maintain ownership so I have flexibility in case land is needed for business expansion in the future. I do plan to keep the trees on the western part of the property.

I anticipate positive impact to the surrounding property owners as a result of the upgraded maintenance and appearance of the property. The office will have a small number of employees (currently only 2 + myself; however I plan to hire 2 more for a total of 4 employees plus myself) with limited traffic as most business is done by phone. Regular office hours will be during the day, with evening appointments offered to customers. When fully staffed, the office may be open until 7 one night per week. We will light the parking lot minimally so as to not disturb neighbors after dark.

With Regards,

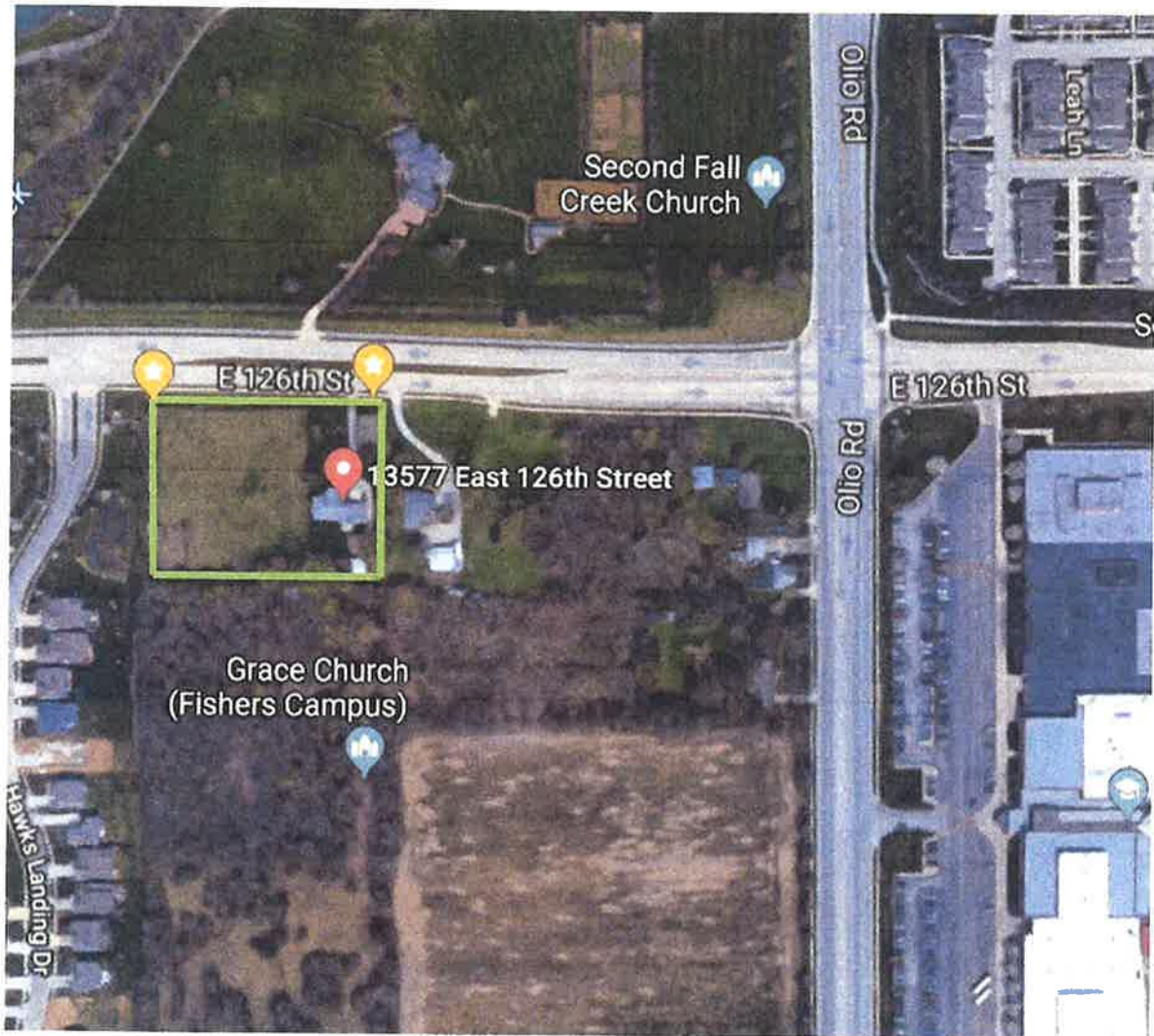


Clint Wilson, President
Clint Wilson Ins Agency Inc



I will be painting the siding and trim of the existing structure to provide a fresh, clean appearance. I will be removing exterior awnings and replacing the existing shutters.





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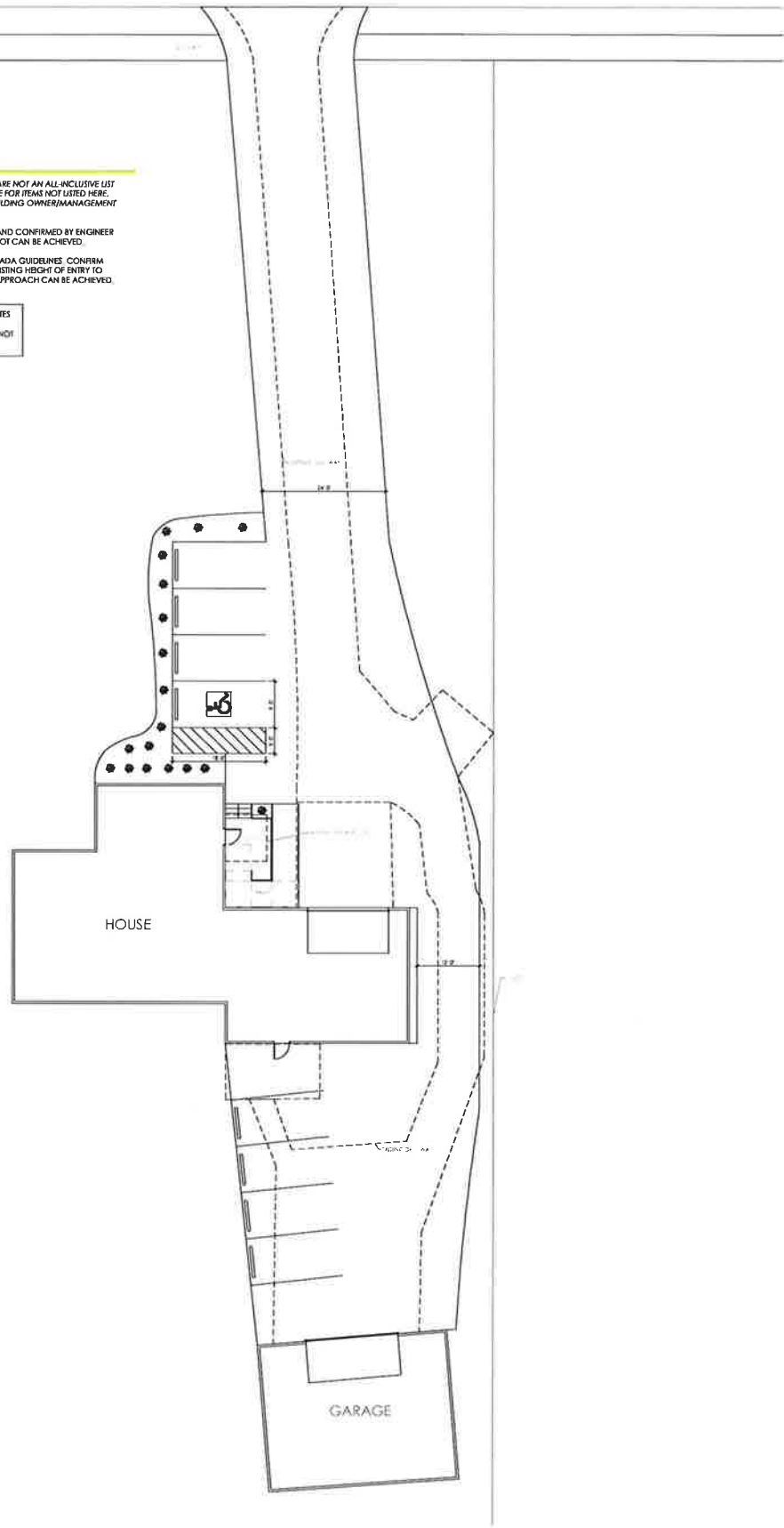
All bearings in this description which are not quoted from previous instruments are based on the bearing system for Indiana Department of Transportation Project STP-3229(005).

NOTES

THIS PLAN AND THE ASSOCIATED NOTES ARE NOT AN ALL-INCLUSIVE LIST AND SCHOTT DESIGN IS NOT RESPONSIBLE FOR ITEMS NOT LISTED HERE. CONTRACTOR TO COORDINATE WITH BUILDING OWNER/MANAGEMENT AND TENANT AS REQUIRED.

1. ALL GRADE LEVEL TO BE SURVEYED AND CONFIRMED BY ENGINEER TO ENSURE THAT DESIRED PARKING LOT CAN BE ACHIEVED.
2. RAMP CONSTRUCTION TO MEET ALL ADA GUIDELINES. CONFIRM ALL EXISTING GRADE LEVELS AND EXISTING HEIGHT OF ENTRY TO ENSURE PROPER DIMENSIONS AND APPROACH CAN BE ACHIEVED.

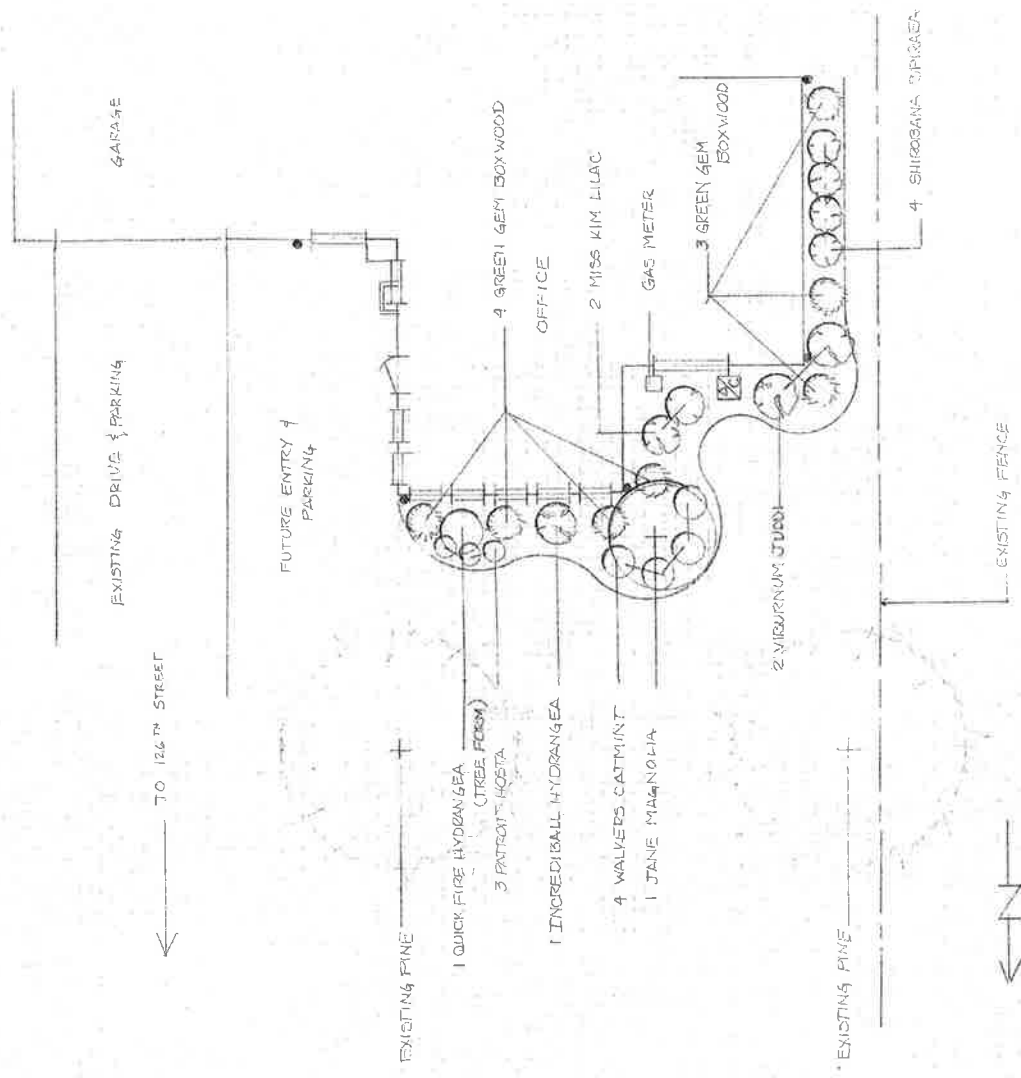
NOTE: GENERAL NOTES AND PLAN NOTES ARE FOR APPROXIMATE PRELIMINARY SUGGESTED PRICING ONLY AND ARE NOT ALL INCLUSIVE



NOT FOR CONSTRUCTION
*CONTRACTOR TO FIELD VERIFY EXISTING
CONDITIONS PRIOR TO PROCEEDING WITH PLAN



CLINT WILSON INSURANCE AGENCY, INC.
LANDSCAPE DESIGN



Quant	Code	Variety	Description
1		QUICK FIRE HYDRANGEA (TREE FORM)	QUICK FIRE HYDRANGEA (TREE FORM)
3		PATRYN HOSTA	PATRYN HOSTA
1		INDREDBALL HYDRANGEA	INDREDBALL HYDRANGEA
4		WALKERS CATMINT	WALKERS CATMINT
1		JANE MANGOLIA	JANE MANGOLIA
2		FLAC	FLAC
2		SHIBOGAWA	SHIBOGAWA
2		VIORNIUM	VIORNIUM

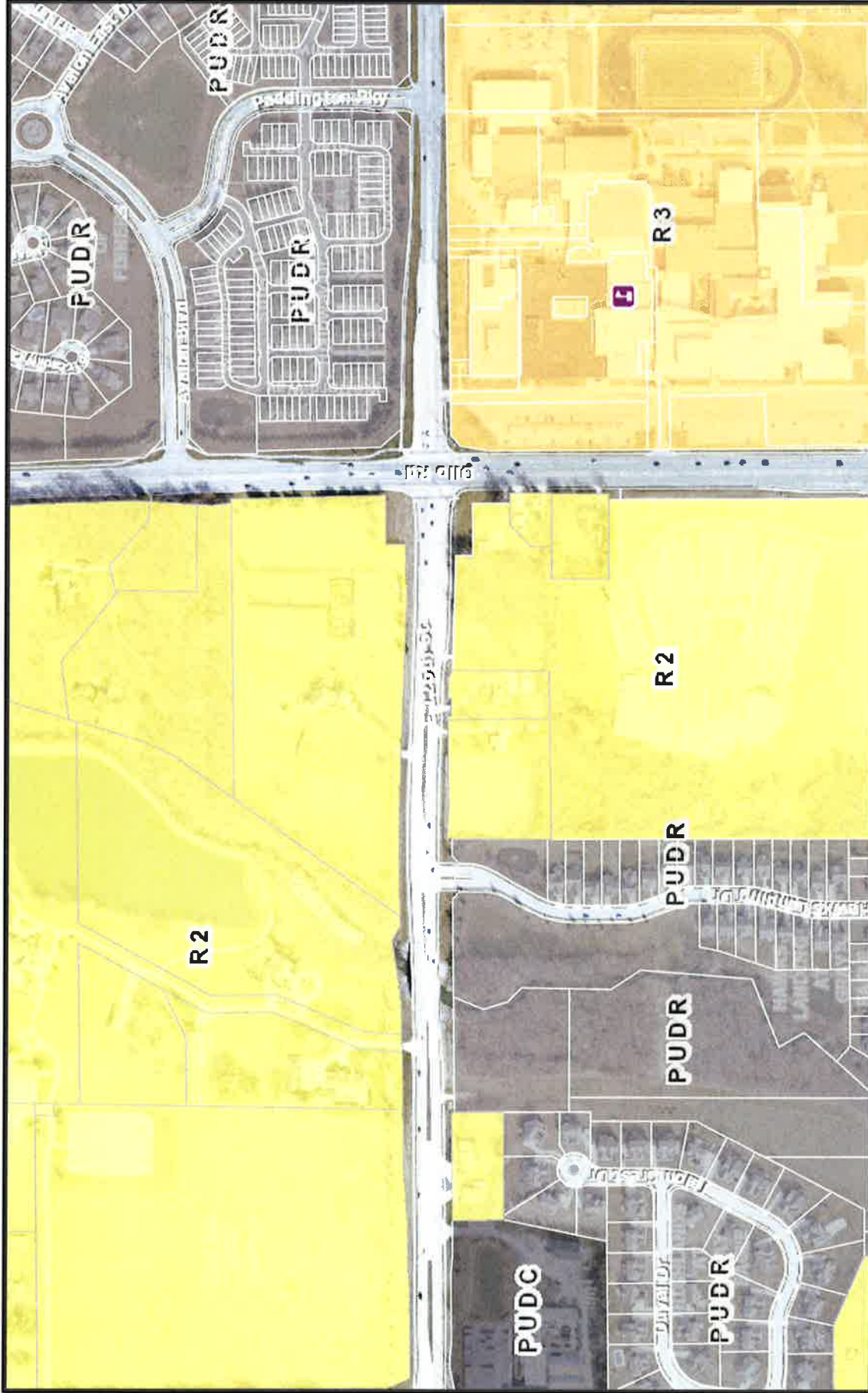
PLANT MATERIALS			
Quant	Code	Variety	Description
1		QUICK FIRE HYDRANGEA	QUICK FIRE HYDRANGEA
3		PATRYN HOSTA	PATRYN HOSTA
1		INDREDBALL HYDRANGEA	INDREDBALL HYDRANGEA
4		WALKERS CATMINT	WALKERS CATMINT
1		JANE MANGOLIA	JANE MANGOLIA
2		FLAC	FLAC
2		SHIBOGAWA	SHIBOGAWA
2		VIORNIUM	VIORNIUM

HARDSCAPE MATERIALS			
Quant	Code	Materials & Specifications	Code

Date: 3/24/19
 Design Location: FRONT OF OFFICE
 Designer: J
 County:
 Township:
 Subdivision:
 Scale: 1/8" = 1'

greensketch
 CONCEPTS
 (317) 713-3800 • greensketchconcepts.com
 Name: CLINT WILSON INS. AGENCY INC.
 Address: 15577 E. 126TH ST., FISHERS IN 46037
 Phone #1:
 Phone #2:
 E-Mail:

126th & Olio




May 29, 2019

Facilities  Fall Creek

 Public Schools Overlays

Parcels 

 Commercial Use Limits Overlay

Fishers FC

1:4,800

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Fishers, IN GIS

ArcGIS WebApp Builder



Council Action Form

MEETING DATE	June 17, 2019			
TITLE	Approval of a rezone from R2 Residential to PUD - Commercial to accommodate a remodel of the existing home from a residence to an insurance agency.			
SUBMITTED BY	Name & Title: Megan Schaefer, Planner II, Planning & Zoning Department:			
MEETING TYPE	<input type="checkbox"/> Work Session <input type="checkbox"/> Executive	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
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 #: 061719D		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	

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 type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>Clint Wilson Ins. Agency Inc is requesting a rezone from Residential to Commercial for the property at 13577 E 126th Street for the new location of an insurance agency. The parcel is currently zoned R2 Residential with an existing home and garage on site.</p> <p>The 1,318 s.f. home is to be remodeled into a commercial office building with eight (8) parking spaces, landscaping and façade improvements. The existing, healthy trees on site are to remain. The site will have shared access to 126th Street with the adjacent property to the east. The petitioner is proposing a site-specific PUD for the rezone request.</p> <p>Plan Commission met on June 5, 2019 and sent a favorable recommendation to City Council by a vote of 7 to 1 to approve the rezone request with the following conditions: •Petitioner shall submit voluntary annexation application to annex into City limits</p> <p>Although the Future Land Use Map identifies this area as residential, staff believes the rezone request meets the intent of the 2040 Comprehensive Plan by preserving the residential character of the property. Careful consideration has been giving to the character of the surrounding developments and staff believes a low-intensity office-use with residential characteristics fits with the City's vision for this area.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	Not Applicable (N/A)
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Approve with conditions
	3.	Deny
	4.	Continue
PROJECT TIMELINE	June 5, 2019 - Public Hearing at Plan Commission June 17, 2019 - Anticipated Final Approval at City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends City Council approve the rezone with the following condition:	

	<ul style="list-style-type: none">• Petitioner shall submit a voluntary annexation application to annex into City limits
SUPPLEMENTAL INFORMATION (List all attached documents)	<ol style="list-style-type: none">1. Petitioner's Packet2. Zoning Map3. PUD Ordinance4. 126th & Olio Area Plan