

ORDINANCE NO. 042015E

Cross Reference:

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA – 1980. BE IT ORDAINED BY THE TOWN COUNCIL OF THE CITY OF FISHERS, INDIANA, THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 1980, AS IS HEREBY AMENDED AS FOLLOWS:

SECTION 1. DECLARATION

That the text of the zoning ordinance of the City of Fishers, Hamilton County, Indiana, Ordinance No. 090506A and the Official Zoning Map, City of Fishers, Indiana, which accompanies and is part of the Zoning Code of the City of Fishers, Indiana, as amended, are hereby amended as outlined within this ordinance.

SECTION 2. PURPOSE AND INTENT

This ordinance acknowledges that the Saxony PUD exists at the time of approval of this ordinance. This ordinance is intended to amend and expand the language of the existing Saxony PUD regarding density and parking requirements and signage for mixed-use sports facilities and arena's. This ordinance shall effect no change to the existing Saxony PUD unless those changes are explicitly outlined within this ordinance.

SECTION 3. ZONING

The zoning classification of the subject property, the entire Saxony PUD area, legally described in what is attached hereto and incorporated herein referenced as Exhibit A (the "Real Estate"), shall remain PUD-M as previously approved by the Town.

SECTION 4. DEVELOPMENT STANDARDS

This ordinance replaced the current Exhibit C, the Saxony Thoroughfare Standards Matrix on the Saxony PUD with those included as Exhibit C to this ordinance. Nothing in this ordinance shall change or alter any of the already established development standards at the time of approval of this ordinance unless otherwise identified in this PUD ordinance.

SECTION 5. LAND USE

Nothing in this ordinance shall change or alter any of the already permitted land uses at the time of approval of this ordinance unless otherwise identified in this PUD ordinance.

SECTION 6. PROCEDURES AND APPROVALS

The Plan Commission of the City of Fishers has conducted a public hearing as required by law on the Application Docket No. 2-TA-15 as filed by law in regard to the application for a text amendment to the Saxony PUD filed by Interstate Holdings LLC.

The Plan Commission at its May 12, 2015 meeting sent its favorable recommendation to the City of Fishers City Council (the "City Council") by a vote of 10 in favor and 0 opposed.

Ord 42015E




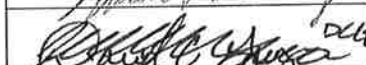

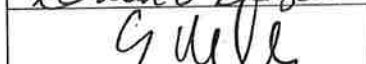

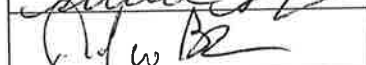
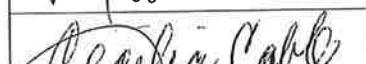
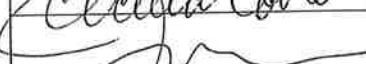
Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Town Council of the City of Fishers on this 22nd day of July, 2015.

Be it now ordained by the City Council of the City of Fishers, Hamilton County, Indiana meeting in regular session, that the Saxony PUD be hereby amended and this ordinance shall be in full force and effect from and after its passage and approval.

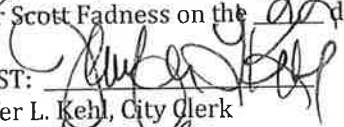
COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

YAY


NAY

	C. Pete Peterson, President	
	John Weingardt, Vice-President	
	Stuart Easley, Member	
	David George, Member	
	Eric Moeller, Member	
	Selina M. Stoller, Member	
	Richard W. Block, Member	
	Cecilia C. Coble, Member	
	Todd P. Zimmerman, Member	

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 22nd day of July, 2015, at 8:00 p.m.

ATTEST: 
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

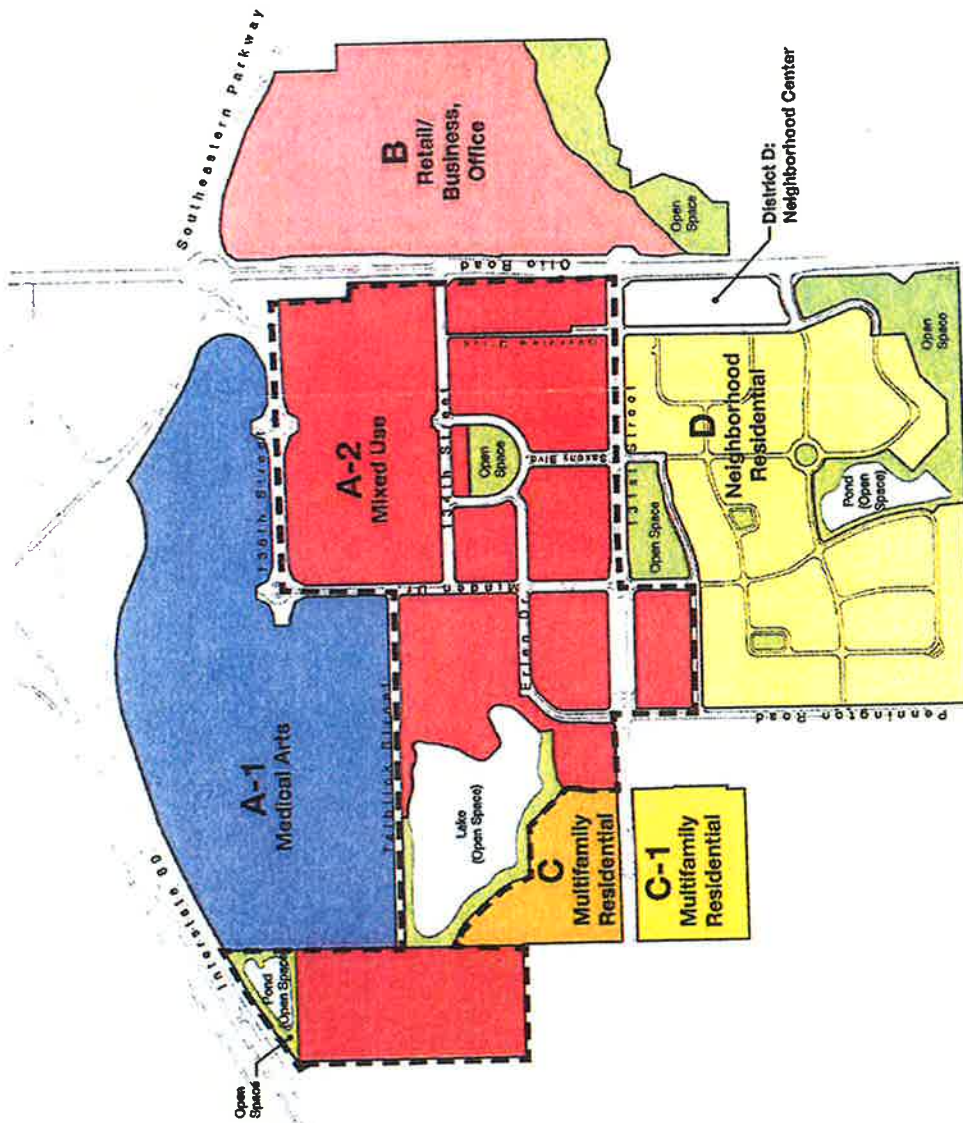

Scott A. Fadness, Mayor

7-24-15
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE



LEGEND

---	District A2 Boundary
Blue	District A1: Medical Arts
Red	District A2: Mixed Use
Yellow	District B: Retail/ Business, Office
Light Yellow	District C: Multifamily Residential
Light Green	District C-1: Multifamily Residential
Light Blue	District D: Neighborhood Residential
Light Purple	District D: Neighborhood Center
White	Open Space / Pond / Lake



EXHIBIT B: DISTRICT MAP

SAXONY

FISHERS, INDIANA



05.02.2011

Exhibit B | Job Number: 0349100011

SAXONY DEVELOPMENT STANDARDS MATRIX (PUD-M)

DISTRICTS Town of Fibers, Indiana See attached Zoning District Map	DISTRICT DENSITY		Dwelling Units (Min.)	Intensity	Open Space (Included in District Acreage)	SETBACKS AND RESTRICTIONS				Max. Bldg. Hgt. Rgl.		
	District Acreage	Permitted Land Use*				Rear Yard (Min.)	Side Yard (Min.) #	Lot Width (Single Family)	Single Family Min. S.F.		Multi-Family Unit Min. S.F.	Min. L. Bldg. Rgl.
A-1 Commerce Center Medical Arts	± 88.1	C1, C2, C3, M1, M2	1362	NO MAX.	—	5' Building 0' Building & Parking (if abutting another parking lot)	0 (Common Wall Allowed) 0' Building & Parking (if abutting another parking lot)	40' (Min.) With Alley 50' Without Townhouse 20'	1,300 S.F. Single Story 1,600 S.F. Multi-Story 1,000 S.F. Townhouse	1,000 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	10'	
A-2 Commercial Center Mixed Use	± 155.1	C1, C2, C3, R4, R5, M1, M2 (1)	1362	Residential: No max. *** Commercial (2): No Max	± 24.6	5' Building 0' Building & Parking (if abutting another parking lot) Townhouse: 20'	0 (Common Wall Allowed) 0' Building & Parking (if abutting another parking lot) Single Family: 20' Townhouse: 0'	40' (Min.) With Alley 50' Without Townhouse 20'	1,300 S.F. Single Story 1,600 S.F. Multi-Story 1,000 S.F. Townhouse	Studio 400 S.F. 1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	85'	
B Retail/Business Mixed Use	± 66.5	C1, C2, C3, M1, M2	***	Retail: 10,000 S.F. Per Acre Office: 15,000 S.F. S.F. per acre	± 10.4	20' Building 15' Parking If office: 10' Building, 10' Parking, 0' if abuts another parking lot	5' Building 10' Parking If office: 5' Building, 10' Parking, 0' if abuts another parking lot	—	1,300 S.F. Single Story 1,600 S.F. Multi-Story	Same as Commerce Center Residential	45' If Office: 65'	
C Multi-Family Residential	± 13.1	R1, R2, R3, R4, R5, M1, M2, C1, C2	270	Office Use Only 12,000 S.F. Acre Max. Residential: No max. ***	—	Single Family (Individual Lot) 20' Multi-Family (Project) 25' #	Single Family (Individual Lot) 5' Multi-Family (Project) 15'	40' (Min.) With Alley 50' Without Alley	1,300 S.F. Single Story 1,600 S.F. Multi-Story	1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	45'	
CI Multi-Family Residential	± 13.4	R1, R2, R3, R4, R5, M1, M2, C1	68	Office Use Only 12,000 S.F. Acre Max. Residential: No max. ***	—	Single Family (Individual Lot) 20' Multi-Family (Project) 25' #	Single Family (Individual Lot) 5' Multi-Family (Project) 15'	40' (Min.) With Alley 50' Without Alley	1,300 S.F. Single Story 1,600 S.F. Multi-Story	1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	45'	
D Neighborhood Residential	± 96.6	R1, R2, R3, R4, R5	300	Residential: No max. *** Per Acre	± 20.8	20' Building 5' Parking From Property Line or Centerline of Alley	0 (Common Wall Allowed)	—	1,300 S.F. Single Story 1,600 S.F. Multi-Story	Studio 500 S.F. 1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	45'	
Overall TOTALS (Net)	± 439		2000		± 55.8							

* Permitted Land Uses
For a Detailed explanation of each Land Use/Zoning Classification®, refer to the Town of Fibers Unified Development Ordinance
The table provides specific permitted land uses, conditional uses, and development standards. The development standards formulated and approved specifically for this PUD shall take precedence over the existing development standards.
(1) - Residential only streets shall be permitted and buildings shall be permitted to have setbacks on such streets in line of public or private streets.
(2) - District A-2 Mixed Use, Commercial District shall include any combination of retail, office, restaurant, hotel, sports complex or related commercial service uses as identified in "Permitted Land Use".
(3) - Up to 75 units can be transferred from other sub-zones to neighborhood center as long as the total unit count remains the same. Residential units can be placed above ground-floor retail.
*** Up to 300 units can be transferred from other sub-zones to sub-zone B as long as the total unit count remains the same.
**** For Retail Center density, see Ordinance 10-10-10.
***** For Neighborhood Center density, see Ordinance 10-10-10.
Does not apply to spacing between structures for projects with multiple buildings. Actual building separation distances shall be based upon construction type, materials, and State and Local Fire Codes.
@ NOTE: ALL ACRES ARE APPROXIMATE AND MAY VARY WITH FINAL ENGINEERING
& Neighborhood center located in Pennington Road in District A2 is also subject to the zoning amendments standard. Commitment to be recorded by Developer within 30 days of approval of this Ordinance.

SAXONY DEVELOPMENT STANDARDS MATRIX (PUD-M)

EXHIBIT C - PG.2

5/18/2015

Town of Fishers, Indiana		PARKING
DISTRICTS		Parking Lot Standards (except District D: Neighborhood Residential)
See attached Zoning District Map		
A-1	Commerce Center Medical Arts	Commercial: Retail: 1 space per 250 s.f. gross floor area. Restaurant: 1 space per 75 s.f. gross floor area. Office (general & medical): 1 space per 333 s.f. gross floor area See shared parking text pg.15 of pattern book. P
A-2	Commerce Center Mixed Use	Commercial: Retail: 1 space per 250 s.f. gross floor area. Restaurant: 1 space per 100 s.f. gross floor area. Office (general & medical): 1 space per 333 s.f. gross floor area. Sports Facility: 20 spaces per field or court. Arena: 1 space per 2.8 seats. Hotel: 1 Space per employee & 1 space per unit Residential: Multifamily: 2 space per unit for 2 and 3 bedroom units One-Bedroom Unit or Studio: 1 space per unit Single Family: 2 off street spaces per unit Townhomes: 2 off-street spaces per residence See shared parking text pg.15 of pattern book. P
B	Retail/Business Mixed Use	Commercial: Retail: 1 space per 250 s.f. gross floor area. Restaurant: 1 space per 100 s.f. gross floor area. Office (general & medical): 1 space per 333 s.f. gross floor area. Residential: Multifamily: 2 space per unit for 2 and 3 bedroom units One-Bedroom Unit or Studio: 1 space per unit Single Family: 2 off street spaces per unit Townhomes: 2 off-street spaces per residence See shared parking text pg.15 of pattern book. P
C	Multi-Family Residential	Residential: Multifamily: 2 space per unit for 2 and 3 bedroom units One-Bedroom Unit or Studio: 1 space per unit Single Family: 2 off street spaces per unit (including garage or carport) Townhomes: 2 off-street spaces per residence See shared parking text pg.15 of pattern book. P
C1	Multi-Family Residential	Residential: Multifamily: 2 space per unit for 2 and 3 bedroom units One-Bedroom Unit or Studio: 1 space per unit Single Family: 2 off street spaces per unit (including garage or carport) See shared parking text pg.15 of pattern book.P
	Neighborhood Center	Retail/ Commercial: One parking space for each 300 s.f. of gross floor area, but no less than three spaces per use. Residential: 1.5 spaces per unit multi-family, 2 off street spaces per unit for single family. Shared parking may be permitted.
D	Neighborhood Residential	2 off-street spaces per residence (Excluding Garage)

The code provides specific permitted land uses, conditional uses, and development standards. The development standards formulated and approved specifically for this PUD shall take precedence over the existing development standards.

P Town of Fishers may also give credit for on street parking. All lots should have cross easement parking agreements with neighbors when possible.

Shared Parking Reduction Factor: Uses within district A-1: Commerce Center Medical Arts, and A-2: Commerce Center Mixed Use may utilize the shared parking reduction factor per type of use as follows (see Development Patterns and Design Guidelines for additional information):

Use:	Retail	Restaurant	Office	Arena
Reduce Required parking by:	24%	19%	28%	22%

Within the Mixed-Use District, all required parking may be provided off-site. Off-site parking shall be located within the District or in an immediately adjoining district. The allowance of off-site parking is contingent on the submittal of a parking master plan for the districts affected and approval of the parking master plan by the Town of Fishers Development Department. Any user requesting to utilize off-site parking for its required parking shall demonstrate compliance with the approved parking master plan. The Town of Fishers may require any user to provide a portion of its required parking on-site.

042015F

Fishers Sports Pavilion / GK Sports Development LLC.

Fisherssportspavilion.com

317-407-5337

Parking/Traffic Commitment

Dear Council Members:

This letter is intended to address the concerns of the June 15, 2015 Commission meeting. In the meeting the following concerns were presented:

- Seats per car proposed in the zoning amendment and Shared Parking Reduction
- Requirement for a Special Event Permit for events above the proposed parking spaces
- Traffic control for events/No parking in residential areas
- Additional parking required for teams waiting to play

Seats Per Car & Shared Parking Reduction

Although the Urban Land Institute standard for arena parking ratios is one car for every 3 seats, and the adjacent cities to Fishers recommend 1 car per 4 seats, we have used the 2.8 seats per car ratio in the parking projection, at the request of Planning staff. The table below indicated the projected average and maximum tickets for various events.

Arena	Event	Day of	Length of	Total	Average	Parking Spots based on People # Per Car
Event	Days	the week	Event (HRS)	ATT	ATT	2.8
USHLHockey	34	Fri,Sat,Sun	4	85,000	2,500	893
CollegeBasketball	5	Sat	4	15,000	3,000	1,071
OtherMinorSports	6		4	12,000	2,000	714
OtherMajorSports	6		4	21,000	3,500	1,250
Concerts	12	Wed,Fri,Sat	4	48,000	4,000	1,429
Circus	2	Fri,Sat,Sun	4	7,000	3,500	1,250
IceShows	4	Fri,Sat,Sun	4	14,000	3,500	1,250
OtherFamilyShows	10	Fri,Sat,Sun	4	30,000	3,000	1,071

For a 4200 seat restriction on the Arena and normal operation of the other events the proposed parking count would be:

- Fieldhouse 20 spaces / court or field (17) = 340 required
- Arena – 1 space / 2.8 seats = 1,500 – 22% shared reduction = 1,170 spaces required
- Office – 3 space / 1000 sq. ft. = 72 spaces – 28% shared reduction = 52 spaces required
- Total parking required = 1,562 spaces required

With the shared parking allowance; Phase # 1 spaces would be provided with 1525 spaces on site and an additional 37 available along Minden Drive (134th to 136th Streets).

Without shared parking reduction for the 4200 seat events would require 1,912 spaces and would be provided by 1525 on-site, 98 street spaces along Minden (134th to 136th Streets) and Talblick (west of Minden Drive), and an additional 300 car lot immediately west of our site on Talblick Street (see attached parking diagram for Lake Village Lot location). This will bring the total available parking to

Fishers Sports Pavilion / GK Sports Development LLC.

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317-407-5337

1,923 spaces. With the inclusion of the Bonn Building and the Wesleyan Building (currently 340 spaces) the total is 2,263 spaces.

Special Event Permit

For events over the designated 4200 tickets, a Special Event Permit will be required until enough parking spaces are developed within Saxony to accommodate the shared use. To remove this restriction for 5500 seat events the required parking will be 1,924 spaces. The difference along with the future hotel and conference center parking space requirement will be provided in the proposed garage expansion. This is proposed within the next 12 to 18 months. Options for parking under the Special Event Permit, and for events beyond 5500 tickets, are proposed to be located at the Klipsch Music Center or Hamilton Town Center with a free shuttle provided by the event sponsor. Game 7 Seven has successfully developed larger events using the shuttle concept and the concept is currently being offered by some Hamilton Town Center businesses for concerts.

Traffic Control For Events/No Parking in Residential Areas

To control traffic issues before and after an arena event, we will provide police to direct the traffic to the appropriate thoroughfares thus eliminating traffic running through the neighborhoods and eliminating long delays in exiting after an event.

Additional Spaces for Team Waiting to Play (Dynamic Condition)

The UDO does not address the issue of parking for teams waiting to play. To minimize the impact of having multiple teams waiting to play, we will be staggering the start times for the events. Turf and baseball events will start on the half hour and court sports shall start on the hour. This is normally done to help staffing issues. The maximum additional spaces needed in this condition would be approximately 240 spaces. This would raise the maximum requirement during weekdays to 2,152 spaces which is well within the proposed parking.

Sincerely,
GK Sports Development LLC



Andrew H. Gerdom
Member