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Hamilton County Recorder IN
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ORDINANCE NO. 032122B

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 98.143 +/- ACRES FROM R2 TO PUD-R FOR A PROJECT KNOWN AS ABBOTT COMMONS PUD DISTRICT.

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 pursuant to Ind. Code § 36-7-4 *et seq.* as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. RZ-22-1 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its April 13, 2022 meeting sent a favorable recommendation to the Common Council by a vote of seven (7) in favor and zero (0) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

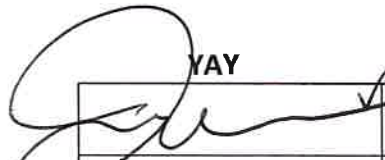


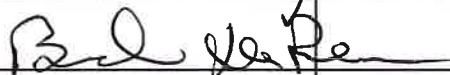
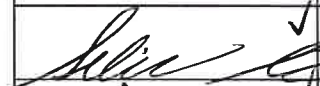



SECTION 1. The City’s Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-R.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plans, and illustrative architectural exhibits shall be approved as shown in **Exhibit B** (“Petitioner’s Packet”), attached.

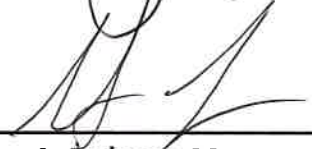
SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this **18th** day of **April**, 2022.

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

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 was delivered to City of Fishers Mayor Scott Fadness on the 18th day of April 2022, at 8:30 p.m.

ATTEST: 
Jennifer L. Kehl, City Clerk



Scott A. Fadness, Mayor

MAYOR'S APPROVAL
4/18/2022

DATE

Scott A. Fadness, Mayor

MAYOR'S VETO

DATE

This instrument prepared by: Steven D. Hardin, Esq., Partner, and Mark R. Leach, Land Use Planner, Faegre Drinker Biddle & Reath LLP, 600 E. 96th Street, Suite 600, Indianapolis, Indiana, 46240

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." - Mark R. Leach

Exhibit A – Real Estate Description and Depiction

Crooks Investments, LLC - Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 6 EAST, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 6 EAST; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 30 MINUTES 02 SECONDS WEST 16.50 FEET TO THE NORTH RIGHT OF WAY OF 136TH STREET PER INSTRUMENT No. 2016013459 AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE CONTINUING ON SAID WEST LINE NORTH 00 DEGREES 30 MINUTES 02 SECONDS WEST 1100.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 69; THENCE ON SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING 2 COURSES;

- 1) NORTH 89 DEGREES 38 MINUTES 22 SECONDS EAST 698.43 FEET;
- 2) NORTH 87 DEGREES 00 MINUTES 25 SECONDS EAST 542.13 FEET TO THE EAST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT 2008000547; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 08 MINUTES 29 SECONDS EAST 641.86 FEET TO THE NORTH LINE OF LOT 1 NORTHVIEW FISHERS PLAT PER INSTRUMENT No. 2014048789; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 58 MINUTES 09 SECONDS WEST 1136.06 FEET TO THE WEST LINE OF SAID LOT 1; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 30 MINUTES 02 SECONDS EAST 490.47 FEET TO THE NORTH RIGHT OF WAY LINE OF 136TH STREET; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 58 MINUTES 09 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 18.71 ACRES, MORE OR LESS.

Cyntheanne Properties LLC - Legal Description

A part of the Southwest Quarter and Southeast Quarter of Section 19, Township 18 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter Section; thence North 89 degrees 40 minutes 31 seconds East (assumed bearing) along the South line of said Southwest Quarter Section a distance of 1,235.27 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 10 minutes 12 seconds West 1,157.44 feet to the southerly right-of-way line of Interstate 69 as established per the right-of-way plans for State Highway "I" Project No. 69-1(30)6 R/W; thence along said southerly right-of-way line of Interstate 69 as established per the right-of-way plans for State Highway "I" Project No. 69-1(30)6 R/W by the next four (4) calls; 1) North 88 degrees 39 minutes 25 seconds East 153.32 feet; 2) North 89 degrees 31 minutes 53 seconds East 1,260.70 feet; 3) North 85 degrees 22 minutes 05 seconds East 440.46 feet; 4) North 88 degrees 34 minutes 33 seconds East 1,498.37 feet; thence South 00 degrees 32 minutes 32 seconds West 556.17 feet to the Northeast corner of the real estate described in Instrument No. 97-21015 in the Office of the Recorder, Hamilton County, Indiana; thence South 89 degrees 48 minutes 32 seconds West along the North line of said real estate described in Instrument No. 97-21015 a distance of 225.89 feet to the Northeast corner of the real estate described in Instrument No. 86-4953 in said Recorder's Office; thence South 88 degrees 51 minutes 42 seconds West along the North line of said real estate described in Instrument No. 86 4953 a distance of 374.43 feet to the Northeast corner of the real estate described

ORDINANCE NO. 032122B

in Instrument No. 2002-96353 in said Recorder's Office; thence South 00 degrees 03 minutes 44 seconds West along the East line of said real estate described in Instrument No. 2002-96353 a distance of 378.97 feet to the Northeast corner of the real estate described in Instrument No. 93-36613 in said Recorder's Office; thence along the northern and western boundary lines of said real estate described in Instrument No. 93-36613 by the next two (2) calls; 1) South 89 degrees 29 minutes 32 seconds West 155.00 feet; 3) South 00 degrees 03 minutes 44 seconds West 281.03 feet to the South line of said Southeast Quarter Section; thence South 89 degrees 29 minutes 32 seconds West along said South line 1,182.31 feet to the Southeast corner of said Southwest Quarter Section; thence South 89 degrees 40 minutes 31 seconds West along the South line of said Southwest Quarter Section a distance of 927.44 feet to a Southwest corner of the real estate described in Instrument No. 2003-54403 in said Recorder's Office; thence along an eastern, a northern and a western boundary line of said real estate described in Instrument No. 2003-54403 by the next three (3) calls; 1) North 01 degrees 15 minutes 55 seconds East 310.97 feet; 2) South 89 degrees 33 minutes 54 seconds West 193.39 feet to a 5/8 inch diameter rebar with orange cap stamped "Firm 0047"; 3) South 00 degrees 17 minutes 16 seconds West 310.50 feet to the South line of said Southwest Quarter Section; thence South 89 degrees 40 minutes 31 seconds West along said South line 288.45 feet to the place of beginning, containing 79.433 acres, more or less.



 REAL ESTATE

2022

Exhibit B – Abbott Commons PUD



Planning & Zoning Department

City of Fishers

Ordinance: 032122B



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

1. Declaration

- a. Ordinance No. 032122B (this "Ordinance")
- b. Adopted: 04/18/2022

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in **Exhibit B.1**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development - Residential District (PUD-R) and shall hereafter be known as the "Abbott Commons PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

If the Real Estate is not developed pursuant to this PUD Ordinance, then the R2 Residential District standards shall apply to the Real Estate. If the Real Estate is developed pursuant to this PUD Ordinance, then the following standards shall apply: (i) the standards of the UDO applicable to the *R5 Residential District* shall apply to the development of Area A, Area B, and Area C as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance; and (ii) the standards of the UDO applicable to the *M2 Multi-Family Residential District* shall apply to the development of Area D, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *R5 Residential District* shall be permitted in Area A, Area B, and Area C. All uses permitted in the *M2 Multi-Family Residential District* shall be permitted in Area D. Two-family dwellings shall not be permitted.

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B.2**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved;

or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Abbott Commons PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance. The total maximum number of dwelling units within the Abbott Commons PUD shall not exceed 345 dwelling units.

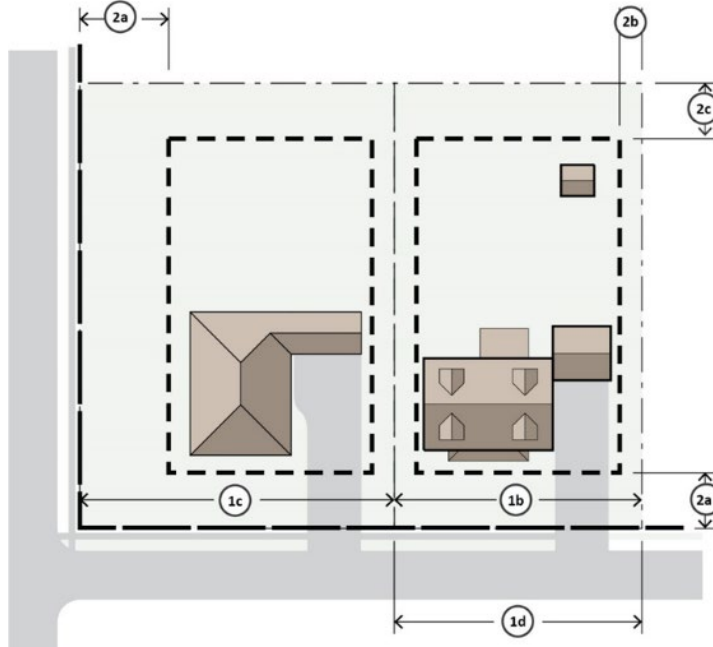
a. Article 3.1. Establishment of Zoning Districts: Shall apply.

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

- (1) *Sec. 3.2.6. R5 Residential District:* Shall not apply. Instead, the following shall apply to Area A, Area B, and Area C:

Area A, Area B, and Area C Development Standards

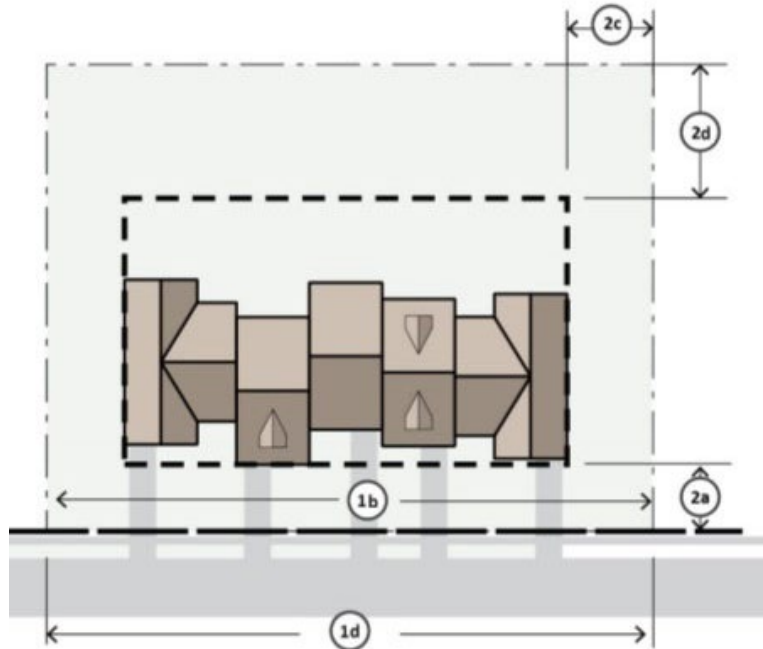
1. Minimum Lot Dimensions	
1a. Lot area	Area A and B - 7,000 sf Area C - 6,000 sf
1b. Lot width at building line – standard	Area A and B - 55' Area C - 45'
1c. Lot width at building line – corner	Area A and B - 70' Area C - 65'
1d. Lot frontage	Area A, B, and C - 40'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	Area A (Alley Homes) - 15' Area B and C - 25'
2b. Side, primary structure	Area A, B, and C - 7'
2c. Rear, primary structure	Area A (Alley Homes) - 15' Area B and C - 20'
3. Maximum Building Height	
3a. Primary structure	Area A, B, and C - 35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	Area A, B, and C - 1,600 sf
4b. Living unit area, 2-story (min)	Area A, B, and C - 1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	Area A (Alley Homes) - 65% Area B and C - 50%
5c. Alternative standards	<i>Sec. 8.4.7. Conservation Development</i>
5d. Total structures per lot	<i>Sec. 6.8.1.G. Structures Per Lot</i>



(2) *Sec. 3.2.9. M2 Multi-Family Residential District:* Shall not apply. Instead, the following shall apply to Area D:

Area D Development Standards

1. Minimum Lot Dimensions	
1a. Lot area (per individual lot)	2,280 sf
1b. Lot width at building line – standard (per individual lot)	24'
1c. Lot width at building line – corner (per individual lot)	24'
1d. Lot frontage – on public street with access from (per individual lot)	24'
2. Minimum Building Setbacks	
2a. Front – local street / other street type (if applicable)	20'
2b. Front – Internal ¹	20'
2c. Side ²	0' for internal units / 10' for end units
2d. Rear ²	25'
2e. Building separation (min)	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area (min)	1,600 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes:	
1. Measured from the edge of pavement of an access drive or private street.	
2. Additional buffer yard requirements may apply. Buffer yards may be provided within, and not in addition to, the required setback.	



c. **Article 3.3. Nonresidential Districts:** Shall not apply.

d. **Article 3.4. Other Districts:** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. **Article 6.1. General Provisions:** Shall apply.

b. **Article 6.2. Accessory Structure Standards:** Shall apply, except as modified below:

- (1) *Sec. 6.2.6.D.1 Mechanical & Utility Equipment; Screening; Ground-mounted:* Shall apply, except that ground-mounted mechanicals may be placed in the private backyard of each single-family residential dwelling unit or may be placed on the side or rear of each townhome without the use of screening.

c. **Article 6.3. Architectural Design Standards:** Shall not apply; instead, the following shall apply:

- (1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.
- (2) Roof Standards
 - (i) The main roof of the home shall extend with an “overhang” of at least eleven (11) inches from the side of the home. Depth shall be determined prior to the installation of the masonry.

(3) All lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.4**, shall incorporate a brick wainscot wrap up to the lowest first floor windowsill on the front façade and carried around at the same height on the side elevation facing a public street, alley, path, or common area.

(4) Garage Design

(i) Each garage door shall include a decorative design substantially similar in quality and character as illustrated in the Garage Door Exhibit, attached hereto as **Exhibit B.5**.

d. Article 6.4. Entrance & Driveway Standards: Shall apply.

e. Article 6.5. Exterior Lighting Standards: Shall apply.

f. Article 6.6. Height Standards: Shall apply.

g. Article 6.7. Landscaping Standards: Shall apply, except as modified below:

(2) The required landscaping in all common areas/open spaces shall be native species selected from the City of Fishers Planting Guide list of Approved Species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. All required plantings initially installed on individual lots shall be native species. Non-native species may be installed with prior approval by City staff.

(3) Varying species of plantings shall be used to protect against pest and disease. No more than thirty percent (30%) of total plant material may be of one species.

(4) *Sec. 6.7.5.B Lot & Foundation Plantings; Foundation Planting:* Shall not apply. Instead, the following shall apply to primary structures:

(i) The foundation plantings shall be located within 20 feet of the foundation wall.

(ii) All lots shall have six (6) shrubs per frontage, including corner lot frontage.

h. Article 6.8. Lot Standards: Shall apply, except as modified by this Ordinance.

i. Article 6.9. Non-Residential Open Space: Shall apply.

j. Article 6.10. Outdoor Display & Storage Standards: Shall apply.

k. Article 6.11. Parking & Loading Standards: Shall apply.

l. Article 6.12. Pedestrian Accessibility Standards: Shall apply.

m. Article 6.13. Permitted Non-residential Structure Standards: Shall apply.

n. Article 6.14. Property Identification Standards: Shall apply.

o. Article 6.15. Public Art Standards: Shall apply.

p. Article 6.16. Setback Standards: Shall apply, except as modified by this Ordinance.

q. Article 6.17. Signage Standards: Shall apply.

r. Article 6.18. Wall & Fence Standards: Shall apply.

s. Article 6.19. Water & Sewer Standards: Shall apply.

t. Article 6.20. Vision Clearance Standards: Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply, except as modified by this Ordinance.

a. Article 8.1. General Provisions: Shall apply.

b. Article 8.2. Block, Lot & Access Standards: Shall apply. Additionally, a curb cut and stub street connection off of Prairie Baptist Road shall be provided for the church (Parcel number 13-12-19-00-00-048.001), as generally shown on the Concept Plan, subject to Department of Engineering approval.

- c. **Article 8.3. Street & Alley Standards:** Shall apply.
- d. **Article 8.4. Open Space, Common Area & Amenity Standards:** Shall not apply; instead, the following shall apply:
 - (1) The Concept Plan is hereby incorporated to illustrate conceptually the elements and anticipated design of the Open Space on the Real Estate. The final Open Space design may vary from the Concept Plan; however, the Open Space amenities will include a perimeter trail that connects to the internal sidewalks, a pool and pool house, a playground area, and pond fountains or aeriated ponds.
 - (2) In addition to the Open Space amenities provided above; at least two (2) of the following additional amenities will be provided:
 - (i) sports court(s)
 - (ii) dog park
 - (iii) community gardens
 - (iv) At least four (4) locations of trail amenities (i.e., benches, gazebo, enhanced landscaping, etc.)
 - (v) Pocket park
- e. **Article 8.5. Other Design Standards:** Shall apply.

9. Floodplain Standards

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

10. Procedures & Permits

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

11. Enforcement & Penalties

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

12. Definitions

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

13. Impact Fees

Regardless of the Real Estate’s annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

Crooks Investments, LLC - Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 6 EAST, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 6 EAST; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 30 MINUTES 02 SECONDS WEST 16.50 FEET TO THE NORTH RIGHT OF WAY OF 136TH STREET PER INSTRUMENT No. 2016013459 AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

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 REAL ESTATE

Exhibit B.2 – Concept Plan



- AREA A: 55' HOME SITES WITH ALLEYS
- AREA B: 55' HOME SITES
- AREA C: 45' HOME SITES
- AREA D: TOWNHOMES

136TH STREET

DEVELOPMENT PLAN

FISHERS, IN



PREPARED FOR:

LENNAR

MARCH 4, 2022



HWC
ENGINEERING

Exhibit B.2 – Concept Plan, Cont.



- AREA A: 55' HOME SITES WITH ALLEYS
- AREA B: 55' HOME SITES
- AREA C: 45' HOME SITES
- AREA D: TOWNHOMES

156TH STREET

DEVELOPMENT PLAN

FISHERS, IN



PREPARED FOR:

LENNAR

MARCH 4, 2022



HWC
ENGINEERING

Exhibit B.3 – Illustrative Architectural Exhibit

Area A - 55' Home Sites with Alleys (Heritage Collection)



Exhibit B.3 – Illustrative Architectural Exhibit, Cont.

Area B - 55' Home Sites (Venture Collection)



Exhibit B.3 – Illustrative Architectural Exhibit, Cont.

Area C - 45' Home Sites (Venture Collection)



Exhibit B.3 – Illustrative Architectural Exhibit, Cont.

Area D (Townhomes)



Exhibit B.4 – Additional Architecture Exhibit



- AREA A: 55' HOME SITES WITH ALLEYS
- AREA B: 55' HOME SITES
- AREA C: 45' HOME SITES
- AREA D: TOWNHOMES

136TH STREET

DEVELOPMENT PLAN

FISHERS, IN



PREPARED FOR:

LENNAR

MARCH 4, 2022



HWC
ENGINEERING
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Exhibit B.5 – Garage Door Exhibit





CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Megan Vukusich, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 588-1431

DOCKET NUMBER:

RZ-22-1

PETITIONER/PROPERTY OWNER:

Faegre Drinker on behalf of Boomerang Development

MEETING DATE:

April 18, 2022
Fishers City Hall Auditorium

PROPERTY ADDRESS/LOCATION:

Northeast of 136th and Prairie Baptist

SPECIFIC REQUEST: Requests rezone of 98.14 acres, known as Abbott Commons from R2 to PUDR. The new PUD will be known at the Abbott Commons PUD and will include a mix of 345 residential homes and townhomes.

SIZE OF PROPERTY:

98.143 acres

EXISTING ZONING:

R2

EXISTING LAND USE:

Vacant

LOCATION MAP:



STAFF RECOMMENDATION

<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> NO RECOMMENDATION	<input type="checkbox"/> DENY	<input type="checkbox"/> CONTINUE
---	--	-------------------------------	-----------------------------------

ATTACHMENTS:

PETITIONER'S PACKET

AGENCY COMMENTS
 OTHER

PETITION HISTORY:

The current zoning of the property is R2-Residential. This zoning designation was approved in 2005 with the interlocal agreement between Fishers and Noblesville. Prior to 2005 zoning was under the jurisdiction of Noblesville. The R2 District is intended to be provide for single-family homes in a lower density range of approximately 1.0 to 1.7 dwelling units per acre. The property is currently vacant.

PETITION OVERVIEW:

The new zoning district will be known as the 'Abbott Commons PUD' and is generally located Northeast of 136th and Prairie Baptist. The underlying zoning district for this PUD will incorporate the R5 Residential Zoning District and M2 Multi-family Residential development standards found within the City's Unified Development Ordinance (UDO), except as modified by the proposed ordinance.

The image below provides an overview of the Abbott commons PUD deviations from the UDO and items that exceed UDO Requirements. There is not a single zoning district in the UDO that would allow a single subdivision to have townhomes, and single-family homes in the same subdivision.

Density Standards	
Lot Size	↓
Frontage	↓
Front Setback	↓
Side Setback	↓
Rear Setback	↓
Impervious surface	↓
Building Floor Area	↑

Other Standards	
Open Space / Parkland	↑
Walking Trails	↑
Landscaping – Native Species	↑
Mix of For-Sale Housing Types	↑
Architecture reviewed through PUD Committee	↑

↓ Reduction/deviation from UDO
 ↑ Exceeds UDO requirements

Development Standards

The underlying zoning district for this PUD will incorporate the R5 Residential Zoning District development standards found within the City's Unified Development Ordinance (UDO) for the single-family homes (Heritage and Venture Collection) and M2 for the Townhomes, except as modified by the proposed ordinance identified below in red. There are 3 Areas for the single-family homes, Area A (rear loaded), Area B 55' lots, and Area C 45' lots. The Townhomes are Area D.

Areas A, B, C Development Standards

Abbott Commons PUD		UDO R5 Residential
1a Lot Area	Area A and B - 7,000 sf Area C - 6,000 sf	7,500 sf
1b Lot width at building line – Standard	Area A and B - 55' Area C - 45'	70'
1c Lot width at building line – corner	Area A and B - 70' Area C - 65'	84'
1d Lot Frontage	Area A, B, and C - 40'	50'
2 Minimum Building Setbacks		
2a. Front - local street / other street type	Area A (Alley Homes) - 15' Area B and C - 25'	25'/40'
2b. Side, primary structure	Area A, B, and C - 7'	10'
2d. Rear, primary structure	Area A (Alley Homes) - 15' Area B and C - 20'	25'
3. Maximum Building Height		
3a. Primary structure	Area A, B, and C - 35'	35'
4. Building Floor Area		
4a. Living unit area, 1-story (min)	Area A, B, and C - 1,600 sf	1,000 sf
4b. Living unit area, 2-story (min)	Area A, B, and C - 1,800 sf	1,200 sf
5. Other		
5a. Requires municipal water and sewer hookup		
5b. Impervious area of lot (max)	Area A (Alley Homes) – 65% Area B and C - 50%	50%
5c. Alternative standards	<i>Sec. 8.4.7. Conservation Development</i>	<i>Sec.8.4.7. Conservation Development</i>
5d. Total structures per lot	<i>Sec. 6.8.1.G. Structures Per Lot</i>	<i>Sec. 6.8.1.G. Structures Per Lot</i>

Area D Development Standards

Abbott Commons PUD		UDO M2 Multifamily Res.
1a Lot Area – 1- bedroom / 2- bedroom / 3-bedroom	Per individual lot, 2,280 sf	4,500 / 5,500 / 6,500 sf / unit ¹
1b Lot width at building line – Standard	24'	N/A
1c Lot width at building line - corner	24'	N/A
1d Lot Frontage – on public streets with access from	24'	150' 1
2 Minimum Building Setbacks		
2a. Front - local street / other street type	20'	25'/40'
2b. Front - Internal	20'	25'
2c. Side ²	0' for internal units / 10' for end units	50'
2d. Rear ²	25'	50'
2e. Building separation (min)	20'	30'
3. Maximum Building Height		
3a. Primary structure	35'	35'
4. Building Floor Area		
4a. Living unit area (min) – 1- bedroom / 2-bedroom / 3- bedroom	1,600 sf	850 / 1,100 / 1,300 sf
5. Other		
5a. Requires municipal water and sewer hookup		
5b. Impervious area of lot (max)	75%	75%
Notes:		
1. Refers to site, rather than individual lots for individual units		
2. Additional buffer yard requirements may apply		

Project Timeline:

The Rezone had first reading at City Council on March 21st and will attend Plan Commission and PUD Committee for a public hearing on April 13th. The Rezone PUD will then go to final reading on April 18th.

Architectural Exhibits

The Illustrative Architectural Exhibit will be incorporated into the PUD Ordinance to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural

Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit. The Illustrative Architectural Exhibit and 26 home elevations and townhome elevations went before the PUD Committee for approval on April 13, 2022. Staff has comments that will be addressed at the PUD Committee. More information will be provided during staff presentation.

Open Space and Landscaping

The Concept Plan is provided to illustrate conceptually the elements and anticipated design of the Open Space on the Real Estate. The final Open Space design may vary from the Concept Plan; however, the Open Space amenities will include a perimeter trail that connects to the internal sidewalks, a pool and pool house, a playground area, and pond fountains or aeriated ponds and must choose two additional items from the list below.

- Sport courts
- Dog park
- Community gardens
- At least 4 locations of trail amenities
- Pocket park

The development is proposing 36 acres of open space that will include walking trails throughout the entire community, an amenity area with a pool and pool house, playground, pond fountains or aeriated ponds, and passive common areas. Approximately 6.7 +/- miles of paths and sidewalks will be installed as part of Abbott Common’s development. Additional amenities may include sport court(s), a dog park, community gardens, trail amenities including benches, gazebos, enhanced landscaping, or a pocket park.

All required landscaping will be native species as selected from the City of Fishers Planting Guide list of Approved Species. In addition, the species will be required to be varied so that no more than 30% of a total plant material may be one species to increase resistance against pest or disease.

	UDO Requirement	Abbott Commons	Difference
Activated Open Space (walking paths, community parks, etc.)	9.82 acres	23.42 acres	+13.6 acres
Total Open Space (includes activated open space + detention/utility easements, and perimeter landscaping)	18.65 acres	36.93 acres	+18.28 acres

Site Access & ROW

All roads will be local and public. There will be three entrances off 136th street. In the lots closest to 136th St. the homes will be required to have garages at the rear of the home. These garages will be accessed by private alleys that will be maintained by the HOA. The thoroughfare plan shows a future roundabout at Prairie Baptist and 136th. And per our Engineering Department, 136th will be widened in 2024. See attached Traffic Memo for additional information.

It is important to highlight that all access and ROW improvements will need to be reviewed by the City's Engineering Department through the Technical Advisory Committee (TAC) and are subject to additional comments by staff. A 10' pedestrian path is proposed along 136th Street to provide pedestrian connections.

STAFF COMMENTS:

Fishers 2040 The Fishers 2040 Future Land Use Map identifies this area as Suburban Residential, which is defined as single-family detached residential at low densities ranging from 2-4 dwelling units per acre. The proposed development aligns with this vision with a maximum of 2.33 residential units per acre.

Current Conditions

The proposed development is surrounded by single-family residential, ranging from R2 to PUD communities on the East, West and South. To the North is I69 and Noblesville.. The proposed development aligns with the current conditions and character of the surrounding land.

City Council

This item was given First Reading at City Council on March 21, 2022. Below is an overview of the comments made by

Council:

- Councilman Brad DeReamer would like to see a commitment for a curb cut off Prairie Baptist for the church and had concerns regarding the side setbacks.
- Councilwoman Cecelia Coble would like to see the rear elevations and provide enhanced architecture in the proposed development.

Plan Commission

Plan Commission will hold a public hearing on April 13, 2022, to vote on whether to send a favorable or unfavorable recommendation to City Council. Staff will provide additional information on the outcome of this meeting during their presentation.

Staff is supportive of this request and recommends City Council approval as presented.

ATTACHMENTS: 1) Petitioner Packet
 2) Traffic Memo – Department of Engineering



April 7, 2022

To: Members of the City of Fishers Plan Commission
From: Jason Taylor, P.E. – Director of Engineering

RE: Abbott Commons Development – 136th Street Corridor

Purpose

The purpose of this memorandum is to provide the City Plan Commission with information concerning the traffic capacity of the 136th Street corridor and traffic impacts the Abbott Commons residential development will have on the corridor.

Summary

In 2015, the City updated its Comp 2040 plan which identified the property along the north side of 136th Street as the Med Tech corridor. At the same time, the City Engineering Department was focusing on obtaining funding both locally and federally to improve the 136th Street corridor between Southeastern Parkway and Cyntheanne Road as a multi-phase approach. Over the course of the past 7 years, the City has been successful in obtaining funding for the improvements for the entire corridor, including the intersections within the corridor. The improvements were focused on rehabilitating the existing roadway, addressing future traffic needs, safety, and beautification of the corridor.

In 2017 and in partnership with Hamilton County, the intersection of 136th Street and Prairie Baptist was realigned to enhance safety of the corridor. The City completed the realignment and improvement of the Southeastern Parkway and 136th Street intersection to a roundabout. In 2019, the City was successful in completing the construction of the federally funded 136th Street and Cyntheanne Road roundabout. These two intersections were the critical pieces to a multi-phase construction of the corridor due to intersections being the driving factor for increasing capacity of a corridor. These two projects also paved the way for the City to continue receiving federal funding for the 136th Street widening project.

In 2019 and 2020, the City was successful in obtaining federal funding to widen 136th Street to modernize travel lane widths and install a raised median to control access. The road will have a wide median that is aesthetically pleasing and improve drainage with curb and gutter including storm sewers that will benefit traffic flow. Both sides of the road will have multi-use paths along the entire length of the project.

The change in the [Comp 2040 plan](#) from a four-lane boulevard cross-section to a two-lane boulevard cross-section was due to the following factors/reasons:

1. An additional new east-west road would be required to facilitate traffic through the corridor if it were to stay medical use due to the depth of the undeveloped land between 136th and I-69. The implementation of this can be seen today with the construction of 138th Street in the existing Med Tech Corridor.
2. The zoning of the undeveloped land changed from medical use to residential use. The change in zoning changed the traffic volumes within the area and reduced the number of lanes needed.
3. The Engineering Department had the Road and Bridge Impact Fee study completed which confirmed the need for the number lanes to be only one in each direction. As part of the study, the 136th Street corridor was evaluated.
4. The IRTIP and air quality modeling does not support added capacity through the addition of travel lanes.

Based on this information and the current plan use plan, the corridor will operate in a safe and efficient manner.

Abbott Commons

Planned Unit Development



PRESENTED BY
STEVEN D. HARDIN, ESQ.



City Council | April 18, 2022

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ABBOTT COMMONS PUD



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Developer:

Corby Thompson, President

**Boomerang Investments, LLC
11911 Lakeside Drive
Fishers, IN 46038**

Builder:

**Tony Bagato,
Land Entitlement Manager**

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

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

Attorney:

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

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

**Telephone: 317.569.9600
Fax: 317.569.4800**

Tab 1

Executive Summary

Tab 2

Aerial Location Map

Tab 3

Zoning Map

Tab 4

Future Land Use Plan

Tab 5

Thoroughfare Plan

Tab 6

Concept Plan

Tab 7

Illustrative Architectural Exhibits

Tab 8

Illustrative Streetscapes

Tab 9

Pedestrian Connectivity Exhibit

Tab 10

Illustrative Open Space Amenities

Tab 11

Perimeter Landscaping Exhibit

Tab 12

Proposed PUD Ordinance

TAB 1

EXECUTIVE SUMMARY

ABBOTT COMMONS PUD



Boomerang Investments, LLC (“Boomerang”) and Lennar Homes of Indiana, LLC (“Lennar Homes”) are pleased to present their plans for Abbott Commons, a new 98.25 +/- acre residential development directly north of 136th Street, east of St. Vincent’s Hospital, and south of Interstate 69 in Fishers (Please see the Aerial Location Map at Tab 2). Abbott Commons is a master planned community that will include three different Home Collections for future residents. The current zoning of the Abbott Commons site is R2 Residential, within the I-69 Overlay District (Please see the Zoning Map at Tab 3). The City’s Comprehensive Plan recommends Suburban Residential for the Abbott Commons site, based on the Amended June 2021 Future Land Use 2040 Map (Please see the Future Land Use Plan at Tab 4).

Abbott Commons is planned in an area of Fishers that is close to a hospital, large commercial centers and other residential neighborhoods. By providing a variety of housing options in this location, Abbott Commons can serve a wide range of home buyers, including, but not limited to first time home buyers, empty nesters, young families, and single-person households (Please see the Concept Plan at Tab 6).

The Home Collections.

Lennar will feature a diverse mix of three home collections in Abbott Commons with at least 12 unique floorplans (with at least 26 total elevations). In total, Abbott Commons will include 345 homes (3.5/per acre) and will maintain approximately 36 acres of open space. The neighborhood will include the following (Please see the Illustrative Architectural Exhibits at Tab 7 and the Illustrative Streetscapes at Tab 8):

- Heritage Collection homes. These are 55’ wide home sites with alleys. These homes are expected to range between 2,099 and 2,980 square feet, with an expected average of 2,540 square feet. The homes’ sales prices are expected to average \$475,000.
- Venture Collection homes. These are both 55’ and 45’ wide home sites. These homes are expected to range between 1,673 and 3,079 square feet, with an expected average of 2,424 square feet. The homes’ sales prices are expected to average \$425,000.
- For-sale Townhome homes. These homes are expected to range between 1,706 and 1,814 square feet, with an expected average of 1,760 square feet. The homes’ sales prices are expected to average \$375,000.

Abbott Commons will include nearly 36 acres of open space that will include walking trails throughout the entire community, an amenity area with a pool and pool house, playground, pond fountains or aeriated ponds, and passive common areas. Approximately 6.7 +/- miles of paths and sidewalks will be installed as part of Abbott Common’s development. Additional amenities may include sport court(s), a dog park, community gardens, trail amenities including benches, gazebos, enhanced landscaping, or a pocket park. (Please see the Pedestrian Connectivity Exhibit at Tab 9 and the Illustrative Open Space Amenities at Tab 10).

PUD Committee and Plan Commission.

On April 13, 2022, the PUD Committee reviewed and then voted unanimously to recommend approval of the plans. Also on April 13, 2022, after conducting the public hearing, the Plan Commission forwarded the request to the City Council with a unanimous favorable recommendation.

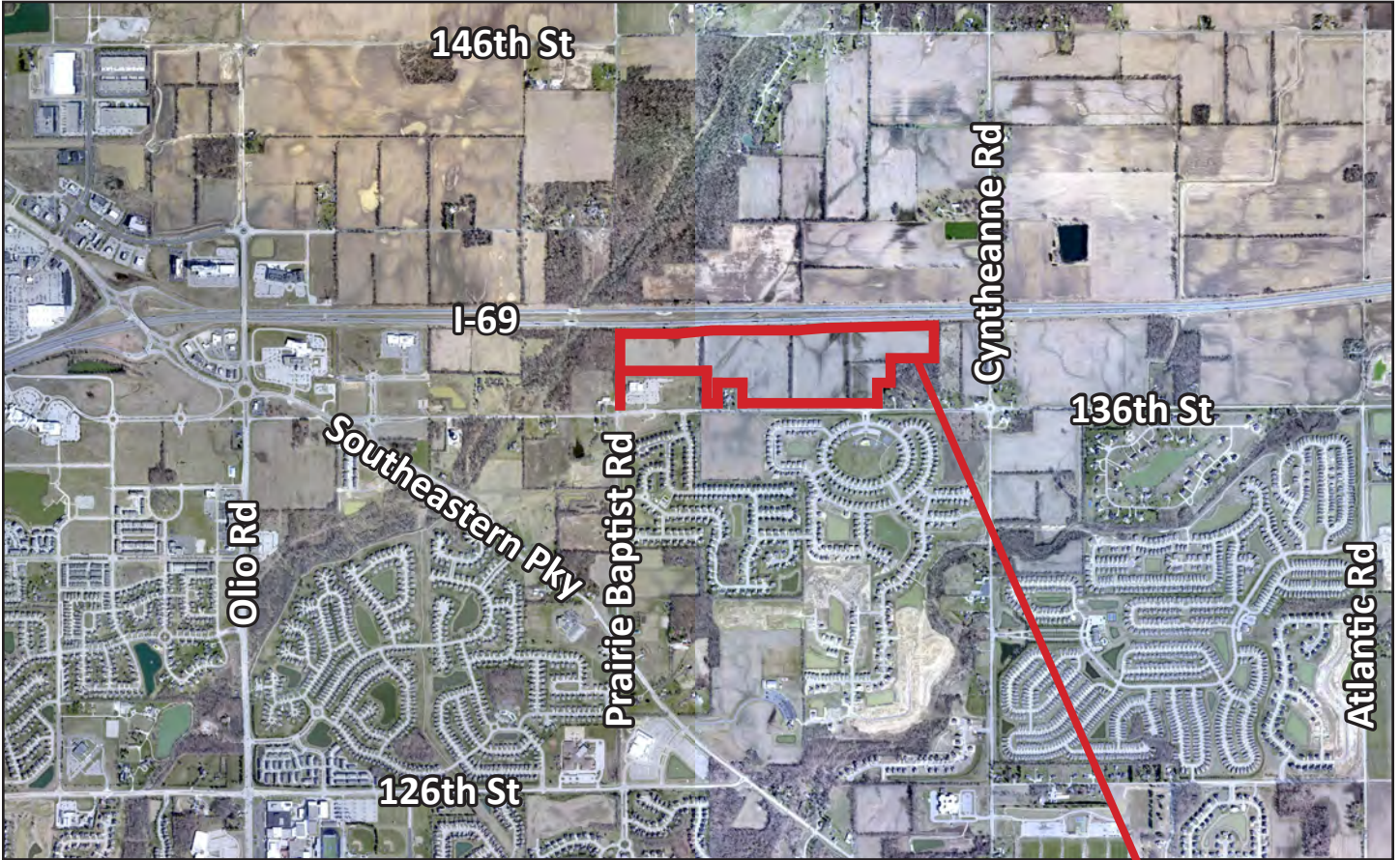
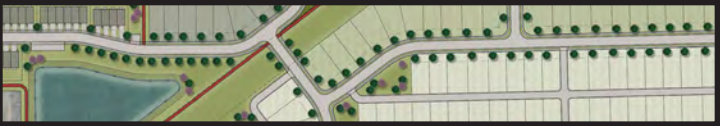
If approved, then site development work is anticipated to begin early next year.

Thank you for your consideration.

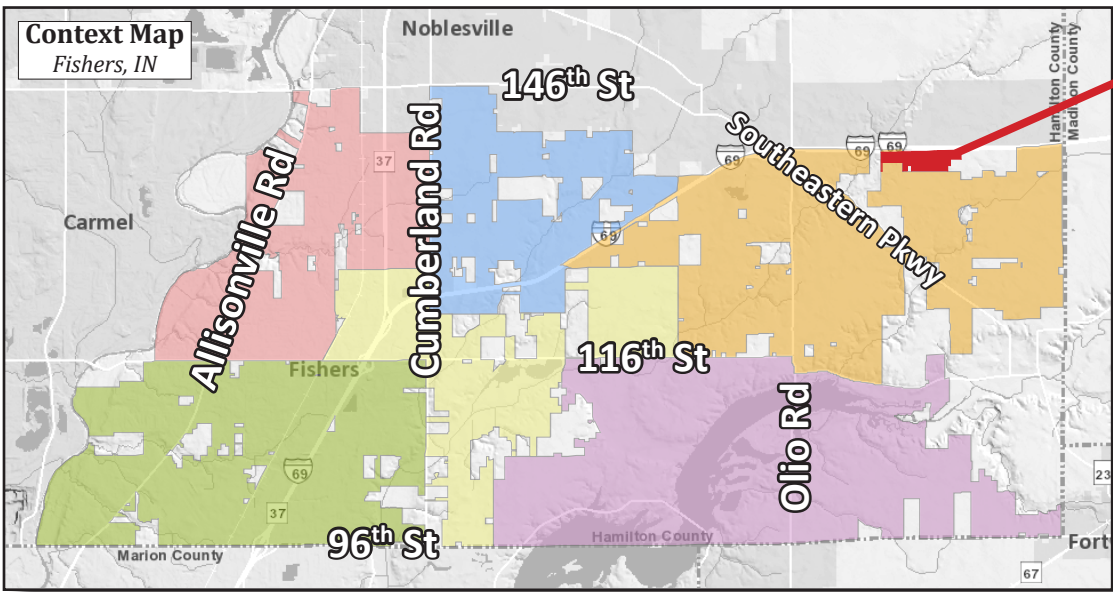
TAB 2

AERIAL LOCATION MAP (+/- 98.25 ACRES)

ABBOTT COMMONS PUD

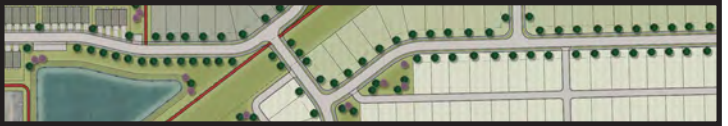


REAL ESTATE



AERIAL LOCATION MAP (+/- 98.25 ACRES)

ABBOTT COMMONS PUD



 REAL ESTATE

TAB 3

ZONING MAP

ABBOTT COMMONS PUD



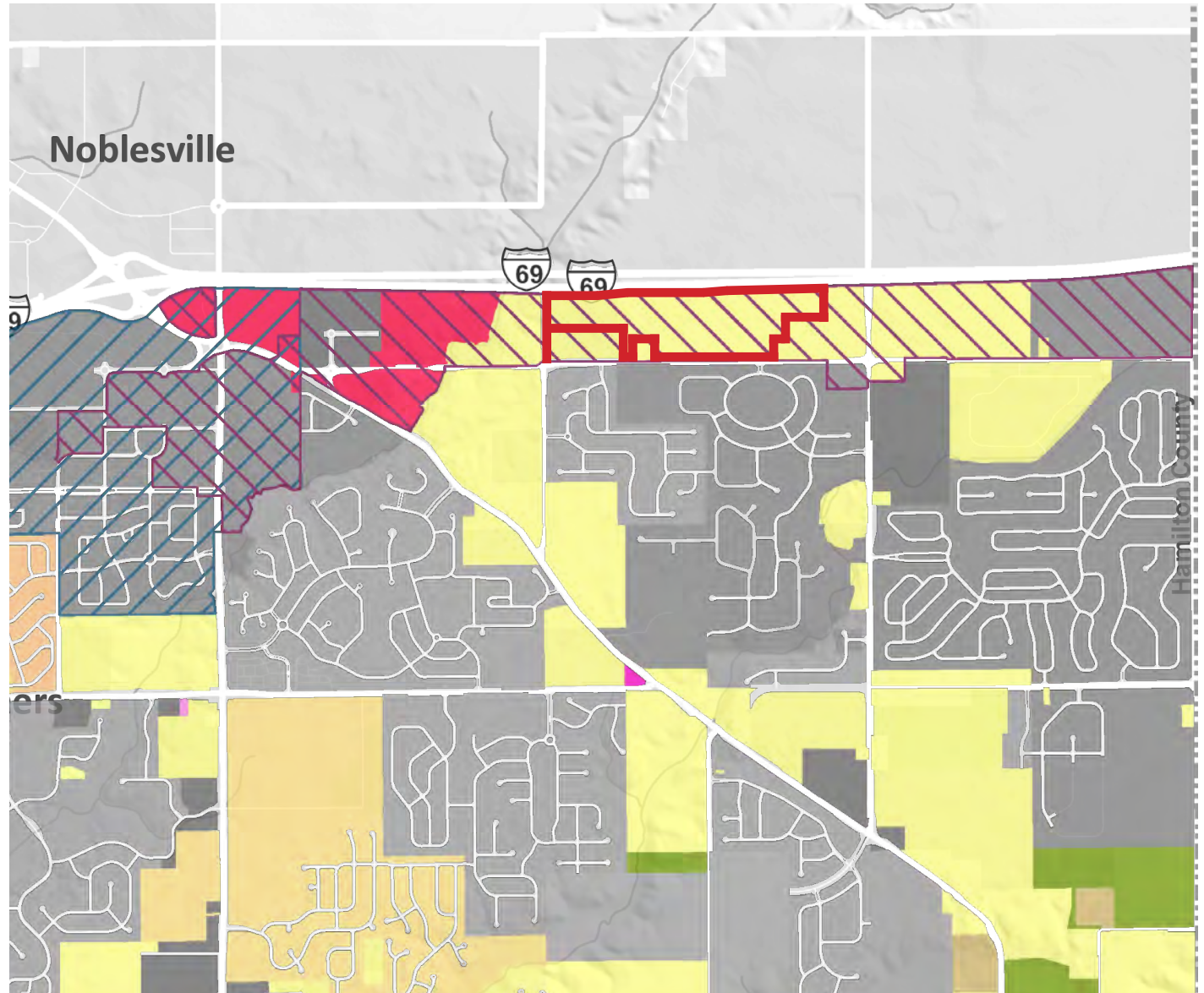
Overlays

- Commercial Use Limits Overlay
- Exit 10 Overlay
- Greenway Overlay
- I69 Overlay
- Nickel Plate Trail Overlay

Zoning

- | | |
|-----|------|
| AG | MA |
| C1 | MC |
| C1c | OM |
| C2 | OS |
| C2c | PUDC |
| C3 | PUDM |
| C3c | PUDR |
| DC | R1 |
| EN | R2 |
| ER | R3 |
| HC | R4 |
| I1 | R5 |
| M1 | TCR |
| M2 | VC |

REAL ESTATE



TAB 4

FUTURE LAND USE PLAN

ABBOTT COMMONS PUD




















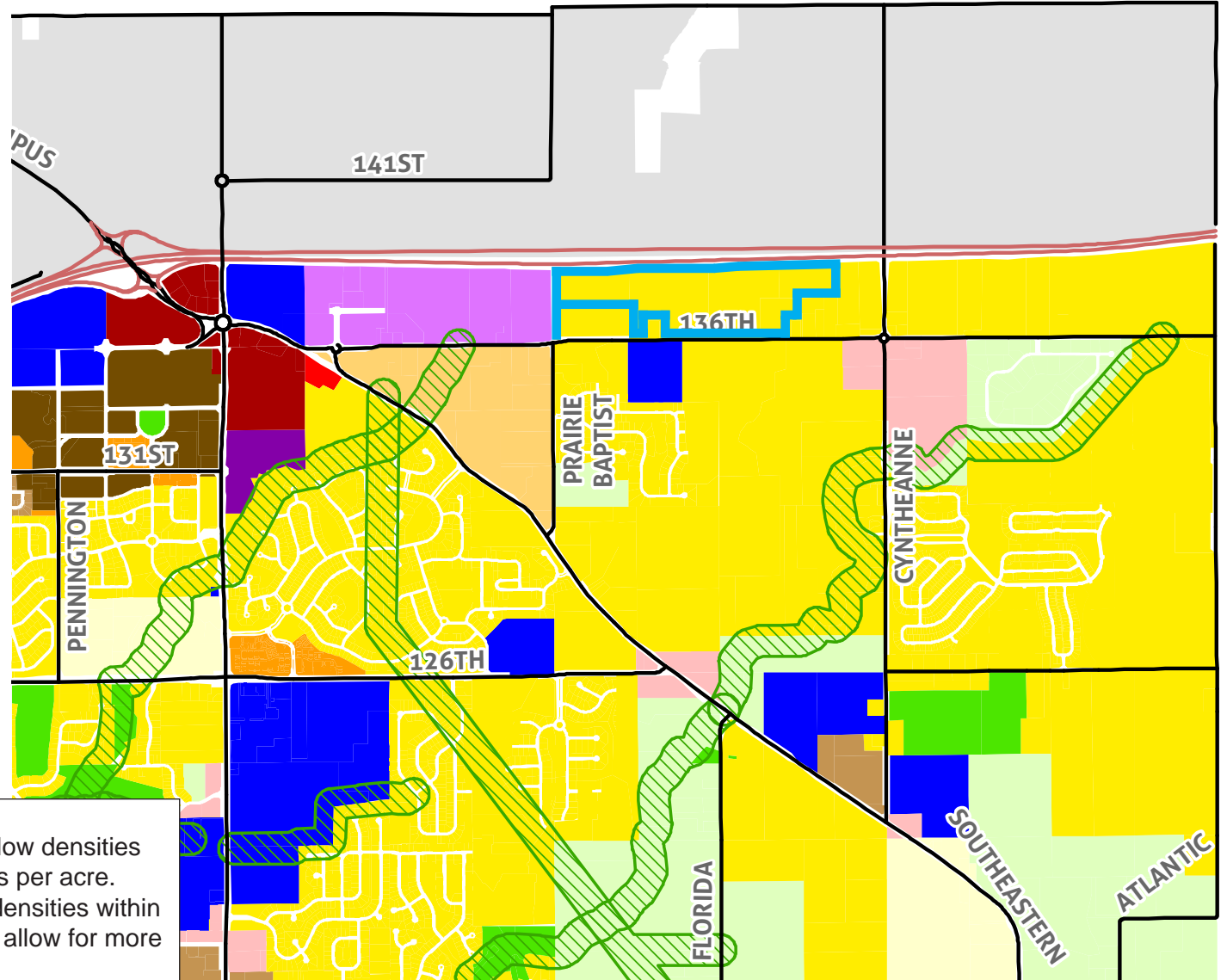
FUTURE LAND USE 2040 MAP
Amended June 2021

FUTURE LAND USE 2040

146TH

Legend

-  Open Space Overlay
-  Estate Residential
-  Low Density Suburban Res
-  Suburban Residential
-  Core Residential
-  Attached Residential
-  Neighborhood Mixed Use
-  Regional Mixed Use
-  Neighborhood Service Center
-  Area Service Node
-  Regional Center
-  Flex Employment Center/R+D
-  Employment Node
-  Parks, Open Space
-  Institutional
-  Noblesville
-  REAL ESTATE



Suburban Residential:

Single-family detached residential at low densities ranging from two to four dwelling units per acre. For larger development, a variety of densities within the permitted range is encouraged to allow for more diversity in housing type.

TAB 5

THOROUGHFARE PLAN

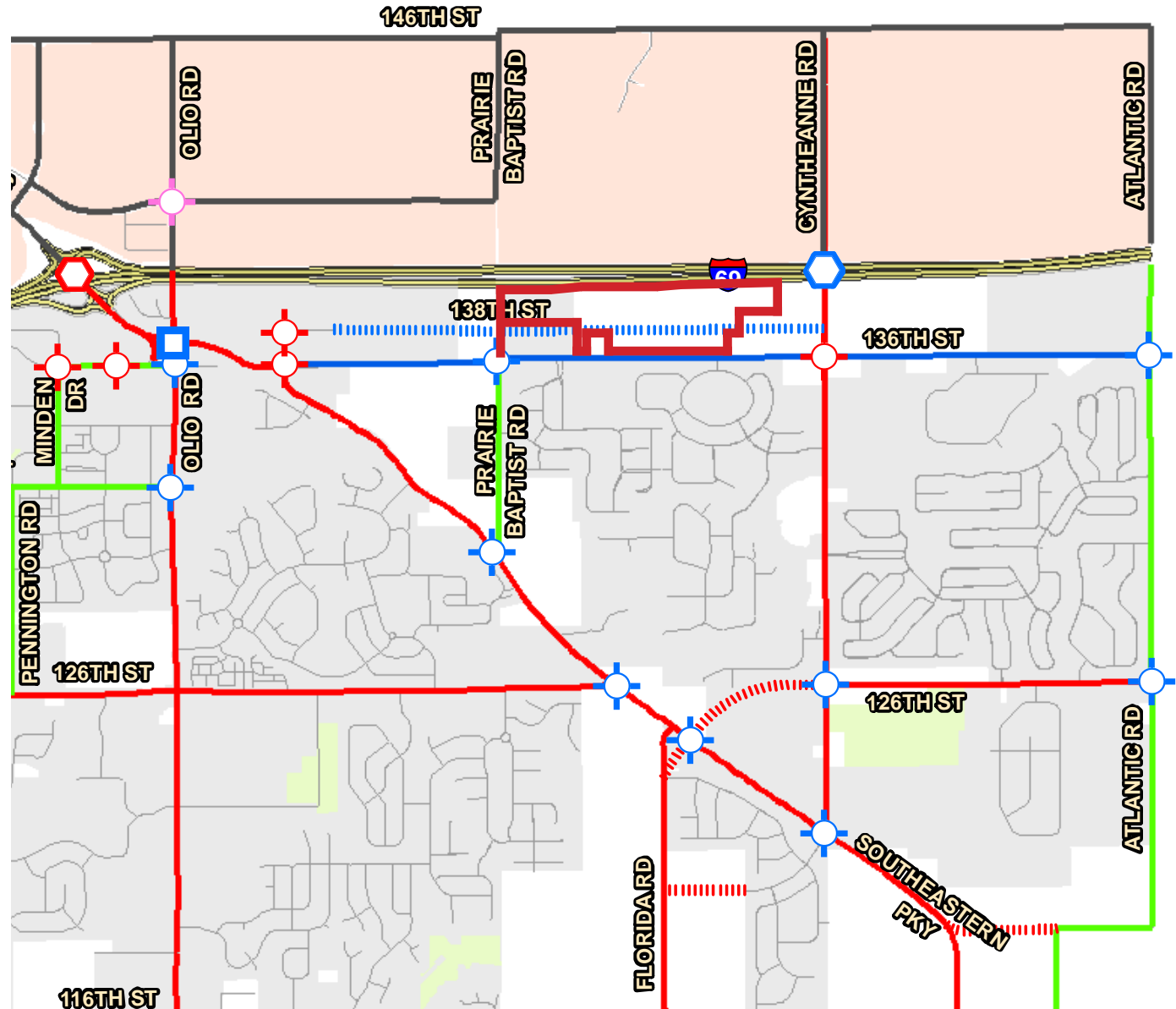
ABBOTT COMMONS PUD



THOROUGHFARE MAP

Legend

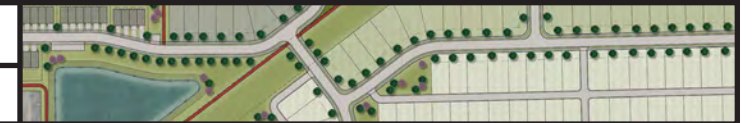
- Intersection Improvement
- Intersection Improvement - Future
- Intersection Improvement - County
- Roundabout
- Roundabout - Future
- Roundabout - Noblesville/County
- Interchange
- Interchange - Future
- Arterial - Primary
- Arterial - Secondary
- Arterial - Noblesville/County Primary
- Collector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



TAB 6

CONCEPT PLAN

ABBOTT COMMONS PUD



-  AREA A: 55' HOME SITES WITH ALLEYS
-  AREA B: 55' HOME SITES
-  AREA C: 45' HOME SITES
-  AREA D: TOWNHOMES

136TH STREET

DEVELOPMENT PLAN

FISHERS, IN



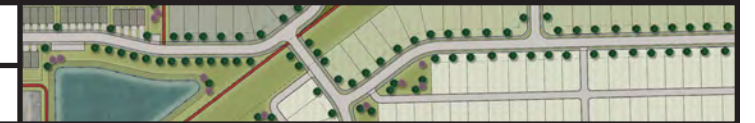
PREPARED FOR:

LENNAR

MARCH 4, 2022



HWC
ENGINEERING
© 2022 HWC ENGINEERING



- AREA A: 55' HOME SITES WITH ALLEYS
- AREA B: 55' HOME SITES
- AREA C: 45' HOME SITES
- AREA D: TOWNHOMES

136TH STREET

DEVELOPMENT PLAN

FISHERS, IN



PREPARED FOR:

LENNAR

MARCH 4, 2022



HWC
ENGINEERING
© 2022 HWC ENGINEERING

TAB 7



Area A - 55' Home Sites with Alleys (Heritage Collection)



Heritage Collection homes.

These are 55' wide home sites with alleys. These homes are expected to range between 2,099 and 2,980 square feet, with an expected average of 2,540 square feet. The homes' sales prices are expected to average \$475,000.



Area B - 55' Home Sites (Venture Collection)



Venture Collection homes.

These are both 55' and 45' wide home sites. These homes are expected to range between 1,673 and 3,079 square feet, with an expected average of 2,424 square feet. The homes' sales prices are expected to average \$425,000.



Area C - 45' Home Sites (Venture Collection)



Venture Collection homes.

These are both 55' and 45' wide home sites. These homes are expected to range between 1,673 and 3,079 square feet, with an expected average of 2,424 square feet. The homes' sales prices are expected to average \$425,000.

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

ABBOTT COMMONS PUD



Area D (Townhomes)



For-sale Townhome homes.

These homes are expected to range between 1,706 and 1,814 square feet, with an expected average of 1,760 square feet. The homes' sales prices are expected to average \$375,000.

TAB 8

ILLUSTRATIVE STREETSCAPES

ABBOTT COMMONS PUD



Heritage Collection



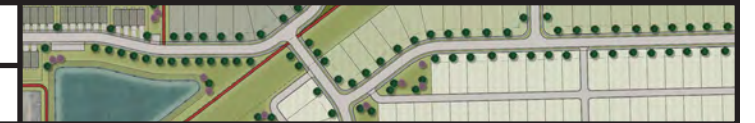
Venture Collection



TAB 9

PEDESTRIAN CONNECTIVITY EXHIBIT

ABBOTT COMMONS PUD



Plot Date: Mar 28, 2022 Plot Time: 9:40am File Name: W:\Lennar\2020-281-S Lennar - 136th Street\Design\Renderings\MColor - Abbot Commons - Park Connectivity Exhibit - Layout H.dwg Layout: MColor CONNECTIVITY EXHIBIT



LEGEND

- 10' ASPHALT PATH - 0.4 MILES
- 8' ASPHALT PATH - 2.0 MILES
- 5' CONCRETE SIDEWALK - 4.3 MILES

NOT TO SCALE



ABBOT COMMONS
CONNECTIVITY EXHIBIT
LAYOUT H
FISHERS, INDIANA
MARCH 28, 2022

TAB 10

ILLUSTRATIVE OPEN SPACE AMENITIES

ABBOTT COMMONS PUD



TAB 11

PERIMETER LANDSCAPING EXHIBIT

ABBOTT COMMONS PUD



136th Street, Conceptual Perimeter Landscaping





136th Street, Looking West



Landscape Buffer at 5 Year Height

136th Street, Looking Northwest



Landscape Buffer at 5 Year Height

TAB 12

ORDINANCE NO. 032122B

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 98.143 +/- ACRES FROM R2 TO PUD-R FOR A PROJECT KNOWN AS ABBOTT COMMONS PUD DISTRICT.

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 pursuant to Ind. Code § 36-7-4 *et seq.* as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. RZ-22-1 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its April 13, 2022 meeting sent a favorable recommendation to the Common Council by a vote of seven (7) in favor and zero (0) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City’s Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-R.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plans, and illustrative architectural exhibits shall be approved as shown in **Exhibit B** (“Petitioner’s Packet”), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this ____ day of _____, 2022.

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

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 was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2022, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR’S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR’S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Steven D. Hardin, Esq., Partner, and Mark R. Leach, Land Use Planner, Faegre Drinker Biddle & Reath LLP, 600 E. 96th Street, Suite 600, Indianapolis, Indiana, 46240

“I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.” - Mark R. Leach

Exhibit A – Real Estate Description and Depiction

Crooks Investments, LLC - Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 6 EAST, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 6 EAST; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 30 MINUTES 02 SECONDS WEST 16.50 FEET TO THE NORTH RIGHT OF WAY OF 136TH STREET PER INSTRUMENT No. 2016013459 AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE CONTINUING ON SAID WEST LINE NORTH 00 DEGREES 30 MINUTES 02 SECONDS WEST 1100.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 69; THENCE ON SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING 2 COURSES;

- 1) NORTH 89 DEGREES 38 MINUTES 22 SECONDS EAST 698.43 FEET;
- 2) NORTH 87 DEGREES 00 MINUTES 25 SECONDS EAST 542.13 FEET TO THE EAST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT 2008000547; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 08 MINUTES 29 SECONDS EAST 641.86 FEET TO THE NORTH LINE OF LOT 1 NORTHVIEW FISHERS PLAT PER INSTRUMENT No. 2014048789; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 58 MINUTES 09 SECONDS WEST 1136.06 FEET TO THE WEST LINE OF SAID LOT 1; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 30 MINUTES 02 SECONDS EAST 490.47 FEET TO THE NORTH RIGHT OF WAY LINE OF 136TH STREET; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 58 MINUTES 09 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 18.71 ACRES, MORE OR LESS.

Cyntheanne Properties LLC - Legal Description

A part of the Southwest Quarter and Southeast Quarter of Section 19, Township 18 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter Section; thence North 89 degrees 40 minutes 31 seconds East (assumed bearing) along the South line of said Southwest Quarter Section a distance of 1,235.27 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 10 minutes 12 seconds West 1,157.44 feet to the southerly right-of-way line of Interstate 69 as established per the right-of-way plans for State Highway "I" Project No. 69-1(30)6 R/W; thence along said southerly right-of-way line of Interstate 69 as established per the right-of-way plans for State Highway "I" Project No. 69-1(30)6 R/W by the next four (4) calls; 1) North 88 degrees 39 minutes 25 seconds East 153.32 feet; 2) North 89 degrees 31 minutes 53 seconds East 1,260.70 feet; 3) North 85 degrees 22 minutes 05 seconds East 440.46 feet; 4) North 88 degrees 34 minutes 33 seconds East 1,498.37 feet; thence South 00 degrees 32 minutes 32 seconds West 556.17 feet to the Northeast corner of the real estate described in Instrument No. 97-21015 in the Office of the Recorder, Hamilton County, Indiana; thence South 89 degrees 48 minutes 32 seconds West along the North line of said real estate described in Instrument No. 97-21015 a distance of 225.89 feet to the Northeast corner of the real estate described in Instrument No. 86-4953 in said Recorder's Office; thence South 88 degrees 51 minutes 42 seconds West along the North line of said real estate described in Instrument No. 86 4953 a distance of 374.43 feet to the Northeast corner of the real estate described

ORDINANCE NO. 032122B

in Instrument No. 2002-96353 in said Recorder's Office; thence South 00 degrees 03 minutes 44 seconds West along the East line of said real estate described in Instrument No. 2002-96353 a distance of 378.97 feet to the Northeast corner of the real estate described in Instrument No. 93 36613 in said Recorder's Office; thence along the northern and western boundary lines of said real estate described in Instrument No. 93-36613 by the next two (2) calls; 1) South 89 degrees 29 minutes 32 seconds West 155.00 feet; 3) South 00 degrees 03 minutes 44 seconds West 281.03 feet to the South line of said Southeast Quarter Section; thence South 89 degrees 29 minutes 32 seconds West along said South line 1,182.31 feet to the Southeast corner of said Southwest Quarter Section; thence South 89 degrees 40 minutes 31 seconds West along the South line of said Southwest Quarter Section a distance of 927.44 feet to a Southwest corner of the real estate described in Instrument No. 2003-54403 in said Recorder's Office; thence along an eastern, a northern and a western boundary line of said real estate described in Instrument No. 2003-54403 by the next three (3) calls; 1) North 01 degrees 15 minutes 55 seconds East 310.97 feet; 2) South 89 degrees 33 minutes 54 seconds West 193.39 feet to a 5/8 inch diameter rebar with orange cap stamped "Firm 0047"; 3) South 00 degrees 17 minutes 16 seconds West 310.50 feet to the South line of said Southwest Quarter Section; thence South 89 degrees 40 minutes 31 seconds West along said South line 288.45 feet to the place of beginning, containing 79.433 acres, more or less.



 REAL ESTATE

2022

Exhibit B – Abbott Commons PUD



Planning & Zoning Department

City of Fishers

Ordinance: 032122B



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

1. Declaration

- a. Ordinance No. 032122B (this "Ordinance")
- b. Adopted: _____

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in **Exhibit B.1**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development - Residential District (PUD-R) and shall hereafter be known as the "Abbott Commons PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

If the Real Estate is not developed pursuant to this PUD Ordinance, then the R2 Residential District standards shall apply to the Real Estate. If the Real Estate is developed pursuant to this PUD Ordinance, then the following standards shall apply: (i) the standards of the UDO applicable to the *R5 Residential District* shall apply to the development of Area A, Area B, and Area C as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance; and (ii) the standards of the UDO applicable to the *M2 Multi-Family Residential District* shall apply to the development of Area D, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *R5 Residential District* shall be permitted in Area A, Area B, and Area C. All uses permitted in the *M2 Multi-Family Residential District* shall be permitted in Area D. Two-family dwellings shall not be permitted.

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B.2**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved;

or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Abbott Commons PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance. The total maximum number of dwelling units within the Abbott Commons PUD shall not exceed 345 dwelling units.

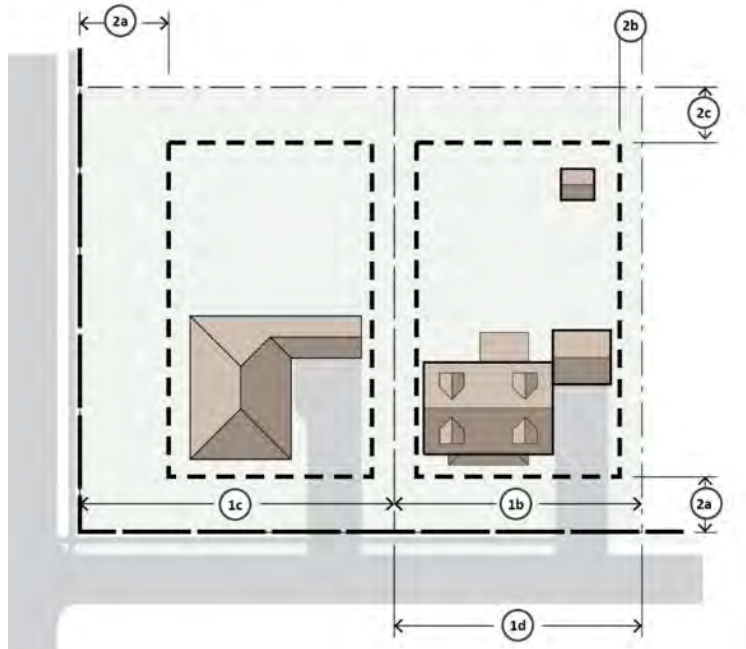
a. Article 3.1. Establishment of Zoning Districts: Shall apply.

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

- (1) *Sec. 3.2.6. R5 Residential District:* Shall not apply. Instead, the following shall apply to Area A, Area B, and Area C:

Area A, Area B, and Area C Development Standards

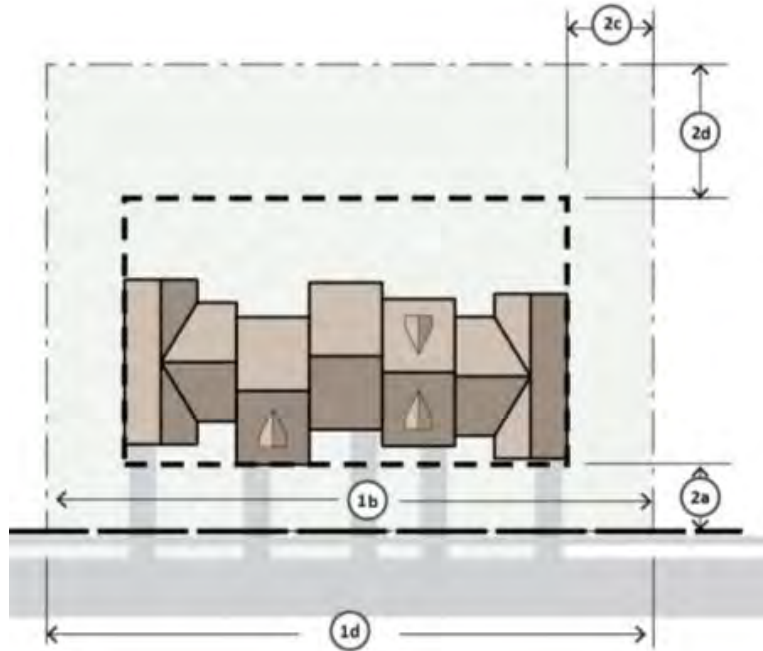
1. Minimum Lot Dimensions	
1a. Lot area	Area A and B - 7,000 sf Area C - 6,000 sf
1b. Lot width at building line – standard	Area A and B - 55' Area C - 45'
1c. Lot width at building line – corner	Area A and B - 70' Area C - 65'
1d. Lot frontage	Area A, B, and C - 40'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	Area A (Alley Homes) - 15' Area B and C - 25'
2b. Side, primary structure	Area A, B, and C - 7'
2c. Rear, primary structure	Area A (Alley Homes) - 15' Area B and C - 20'
3. Maximum Building Height	
3a. Primary structure	Area A, B, and C - 35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	Area A, B, and C - 1,600 sf
4b. Living unit area, 2-story (min)	Area A, B, and C - 1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	Area A (Alley Homes) - 65% Area B and C - 50%
5c. Alternative standards	<i>Sec. 8.4.7. Conservation Development</i>
5d. Total structures per lot	<i>Sec. 6.8.1.G. Structures Per Lot</i>



(2) *Sec. 3.2.9. M2 Multi-Family Residential District:* Shall not apply. Instead, the following shall apply to Area D:

Area D Development Standards

1. Minimum Lot Dimensions	
1a. Lot area (per individual lot)	2,280 sf
1b. Lot width at building line – standard (per individual lot)	24'
1c. Lot width at building line – corner (per individual lot)	24'
1d. Lot frontage – on public street with access from (per individual lot)	24'
2. Minimum Building Setbacks	
2a. Front – local street / other street type (if applicable)	20'
2b. Front – Internal ¹	20'
2c. Side ²	0' for internal units / 10' for end units
2d. Rear ²	25'
2e. Building separation (min)	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area (min)	1,600 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes:	
1. Measured from the edge of pavement of an access drive or private street.	
2. Additional buffer yard requirements may apply. Buffer yards may be provided within, and not in addition to, the required setback.	



c. **Article 3.3. Nonresidential Districts:** Shall not apply.

d. **Article 3.4. Other Districts:** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. **Article 6.1. General Provisions:** Shall apply.

b. **Article 6.2. Accessory Structure Standards:** Shall apply, except as modified below:

- (1) *Sec. 6.2.6.D.1 Mechanical & Utility Equipment; Screening; Ground-mounted:* Shall apply, except that ground-mounted mechanicals may be placed in the private backyard of each single-family residential dwelling unit or may be placed on the side or rear of each townhome without the use of screening.

c. **Article 6.3. Architectural Design Standards:** Shall not apply; instead, the following shall apply:

- (1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.
- (2) Roof Standards
 - (i) The main roof of the home shall extend with an “overhang” of at least eleven (11) inches from the side of the home. Depth shall be determined prior to the installation of the masonry.

(3) All lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.4**, shall incorporate a brick wainscot wrap up to the lowest first floor windowsill on the front façade and carried around at the same height on the side elevation facing a public street, alley, path, or common area.

(4) Garage Design

(i) Each garage door shall include a decorative design substantially similar in quality and character as illustrated in the Garage Door Exhibit, attached hereto as **Exhibit B.5**.

d. Article 6.4. Entrance & Driveway Standards: Shall apply.

e. Article 6.5. Exterior Lighting Standards: Shall apply.

f. Article 6.6. Height Standards: Shall apply.

g. Article 6.7. Landscaping Standards: Shall apply, except as modified below:

(2) The required landscaping in all common areas/open spaces shall be native species selected from the City of Fishers Planting Guide list of Approved Species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. All required plantings initially installed on individual lots shall be native species. Non-native species may be installed with prior approval by City staff.

(3) Varying species of plantings shall be used to protect against pest and disease. No more than thirty percent (30%) of total plant material may be of one species.

(4) *Sec. 6.7.5.B Lot & Foundation Plantings; Foundation Planting:* Shall not apply. Instead, the following shall apply to primary structures:

(i) The foundation plantings shall be located within 20 feet of the foundation wall.

(ii) All lots shall have six (6) shrubs per frontage, including corner lot frontage.

h. Article 6.8. Lot Standards: Shall apply, except as modified by this Ordinance.

i. Article 6.9. Non-Residential Open Space: Shall apply.

j. Article 6.10. Outdoor Display & Storage Standards: Shall apply.

k. Article 6.11. Parking & Loading Standards: Shall apply.

l. Article 6.12. Pedestrian Accessibility Standards: Shall apply.

m. Article 6.13. Permitted Non-residential Structure Standards: Shall apply.

n. Article 6.14. Property Identification Standards: Shall apply.

o. Article 6.15. Public Art Standards: Shall apply.

p. Article 6.16. Setback Standards: Shall apply, except as modified by this Ordinance.

q. Article 6.17. Signage Standards: Shall apply.

r. Article 6.18. Wall & Fence Standards: Shall apply.

s. Article 6.19. Water & Sewer Standards: Shall apply.

t. Article 6.20. Vision Clearance Standards: Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply, except as modified by this Ordinance.

a. Article 8.1. General Provisions: Shall apply.

b. Article 8.2. Block, Lot & Access Standards: Shall apply. Additionally, a curb cut and stub street connection off of Prairie Baptist Road shall be provided for the church (Parcel number 13-12-19-00-00-048.001), as generally shown on the Concept Plan, subject to Department of Engineering approval.

c. **Article 8.3. Street & Alley Standards:** Shall apply.

d. **Article 8.4. Open Space, Common Area & Amenity Standards:** Shall not apply; instead, the following shall apply:

(1) The Concept Plan is hereby incorporated to illustrate conceptually the elements and anticipated design of the Open Space on the Real Estate. The final Open Space design may vary from the Concept Plan; however, the Open Space amenities will include a perimeter trail that connects to the internal sidewalks, a pool and pool house, a playground area, and pond fountains or aeriated ponds.

(2) In addition to the Open Space amenities provided above; at least two (2) of the following additional amenities will be provided:

(i) sports court(s)

(ii) dog park

(iii) community gardens

(iv) At least four (4) locations of trail amenities (i.e., benches, gazebo, enhanced landscaping, etc.)

(v) Pocket park

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

9. Floodplain Standards

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

10. Procedures & Permits

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

11. Enforcement & Penalties

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

12. Definitions

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

13. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

Crooks Investments, LLC - Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 6 EAST, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 6 EAST; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 30 MINUTES 02 SECONDS WEST 16.50 FEET TO THE NORTH RIGHT OF WAY OF 136TH STREET PER INSTRUMENT No. 2016013459 AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE CONTINUING ON SAID WEST LINE NORTH 00 DEGREES 30 MINUTES 02 SECONDS WEST 1100.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 69; THENCE ON SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING 2 COURSES;

- 1) NORTH 89 DEGREES 38 MINUTES 22 SECONDS EAST 698.43 FEET;
- 2) NORTH 87 DEGREES 00 MINUTES 25 SECONDS EAST 542.13 FEET TO THE EAST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT 2008000547; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 08 MINUTES 29 SECONDS EAST 641.86 FEET TO THE NORTH LINE OF LOT 1 NORTHVIEW FISHERS PLAT PER INSTRUMENT No. 2014048789; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 58 MINUTES 09 SECONDS WEST 1136.06 FEET TO THE WEST LINE OF SAID LOT 1; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 30 MINUTES 02 SECONDS EAST 490.47 FEET TO THE NORTH RIGHT OF WAY LINE OF 136TH STREET; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 58 MINUTES 09 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 18.71 ACRES, MORE OR LESS.

Cyntheanne Properties LLC - Legal Description

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Commencing at the Southwest corner of said Southwest Quarter Section; thence North 89 degrees 40 minutes 31 seconds East (assumed bearing) along the South line of said Southwest Quarter Section a distance of 1,235.27 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 10 minutes 12 seconds West 1,157.44 feet to the southerly right-of-way line of Interstate 69 as established per the right-of-way plans for State Highway "I" Project No. 69-1(30)6 R/W; thence along said southerly right-of-way line of Interstate 69 as established per the right-of-way plans for State Highway "I" Project No. 69-1(30)6 R/W by the next four (4) calls; 1) North 88 degrees 39 minutes 25 seconds East 153.32 feet; 2) North 89 degrees 31 minutes 53 seconds East 1,260.70 feet; 3) North 85 degrees 22 minutes 05 seconds East 440.46 feet; 4) North 88 degrees 34 minutes 33 seconds East 1,498.37 feet; thence South 00 degrees 32 minutes 32 seconds West 556.17 feet to the Northeast corner of the real estate described in Instrument No. 97-21015 in the Office of the Recorder, Hamilton County, Indiana; thence South 89 degrees 48 minutes 32 seconds West along the North line of said real estate described in Instrument No. 97-21015 a distance of 225.89 feet to the Northeast corner of the real estate described in Instrument No. 86-4953 in said Recorder's Office; thence South 88 degrees 51 minutes 42 seconds West along the North line of said real estate described in Instrument No. 86 4953 a distance of 374.43 feet to the Northeast corner of the real estate described

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in Instrument No. 2002-96353 in said Recorder's Office; thence South 00 degrees 03 minutes 44 seconds West along the East line of said real estate described in Instrument No. 2002-96353 a distance of 378.97 feet to the Northeast corner of the real estate described in Instrument No. 93-36613 in said Recorder's Office; thence along the northern and western boundary lines of said real estate described in Instrument No. 93-36613 by the next two (2) calls; 1) South 89 degrees 29 minutes 32 seconds West 155.00 feet; 3) South 00 degrees 03 minutes 44 seconds West 281.03 feet to the South line of said Southeast Quarter Section; thence South 89 degrees 29 minutes 32 seconds West along said South line 1,182.31 feet to the Southeast corner of said Southwest Quarter Section; thence South 89 degrees 40 minutes 31 seconds West along the South line of said Southwest Quarter Section a distance of 927.44 feet to a Southwest corner of the real estate described in Instrument No. 2003-54403 in said Recorder's Office; thence along an eastern, a northern and a western boundary line of said real estate described in Instrument No. 2003-54403 by the next three (3) calls; 1) North 01 degrees 15 minutes 55 seconds East 310.97 feet; 2) South 89 degrees 33 minutes 54 seconds West 193.39 feet to a 5/8 inch diameter rebar with orange cap stamped "Firm 0047"; 3) South 00 degrees 17 minutes 16 seconds West 310.50 feet to the South line of said Southwest Quarter Section; thence South 89 degrees 40 minutes 31 seconds West along said South line 288.45 feet to the place of beginning, containing 79.433 acres, more or less.



 REAL ESTATE

Exhibit B.2 – Concept Plan



- AREA A: 55' HOME SITES WITH ALLEYS
- AREA B: 55' HOME SITES
- AREA C: 45' HOME SITES
- AREA D: TOWNHOMES

136TH STREET

DEVELOPMENT PLAN

FISHERS, IN



PREPARED FOR:

LENNAR

MARCH 4, 2022



HWC
ENGINEERING
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Exhibit B.2 – Concept Plan, Cont.



- AREA A: 55' HOME SITES WITH ALLEYS
- AREA B: 55' HOME SITES
- AREA C: 45' HOME SITES
- AREA D: TOWNHOMES

136TH STREET
DEVELOPMENT PLAN
FISHERS, IN



PREPARED FOR:

LENNAR

MARCH 4, 2022



HWC
ENGINEERING

Exhibit B.3 – Illustrative Architectural Exhibit

Area A - 55' Home Sites with Alleys (Heritage Collection)



Exhibit B.3 – Illustrative Architectural Exhibit, Cont.

Area B - 55' Home Sites (Venture Collection)



Exhibit B.3 – Illustrative Architectural Exhibit, Cont.

Area C - 45' Home Sites (Venture Collection)



Exhibit B.3 – Illustrative Architectural Exhibit, Cont.

Area D (Townhomes)



Exhibit B.4 – Additional Architecture Exhibit



- AREA A: 55' HOME SITES WITH ALLEYS
- AREA B: 55' HOME SITES
- AREA C: 45' HOME SITES
- AREA D: TOWNHOMES

136TH STREET
DEVELOPMENT PLAN
FISHERS, IN



PREPARED FOR

LENNAR

MARCH 4, 2022



HWC
ENGINEERING
8100 W. 100th Street, Suite 100, Overland Park, KS 66214

Exhibit B.5 – Garage Door Exhibit





Council Action Form

MEETING DATE	April 18, 2022			
TITLE	Consideration of a rezone of 98.14 acres from R2 to PUDR for a new residential subdivision to be called Abbott Commons. Subject site is generally located Northeast of Prairie Baptist and 136th, with a common address of 15106 E 136th St. Case #RZ-22-1.			
SUBMITTED BY	Name & Title: Megan Vukusich, Director Planning & Zoning			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #: 032122B		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 checked="" 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 type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>Faegre Drinker LLP on behalf of Lennar requests a rezone of 98 acres from R2 to PUD-R. The new zoning district will be known as 'Abbott Commons PUD'. The underlying zoning district for this PUD will incorporate the R5 & M1 development standards found within the City's Unified Development Ordinance (UDO), except as modified by the proposed ordinance. The project consists of for-sale townhomes and single-family dwelling units. Homes facing 136th Street will be rear-loaded to add character to the development through improved architecture. The concept plan includes a significant amount of open space with a pedestrian trail network throughout the development.</p> <p>Please reference the Petitioner Packet for the proposed Concept Plan and Illustrative Architectural Exhibit for the proposed homes to be built.</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.	Deny
	3.	Continue
	4.	Table
PROJECT TIMELINE	<p>March 21, 2022 - 1st Reading at City Council April 13, 2022 - Public Hearing at Plan Commission April 18, 2022 - Final Reading at City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends City Council hold Final Reading and approve.	
SUPPLEMENTAL INFORMATION (List all attached documents)	<ol style="list-style-type: none"> Staff Report Petitioner's Packet Traffic Memo - Department of Engineering 	