

2021

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Jennifer Hayden
Hamilton County Recorder IN
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THE PRESERVE AT GRAY EAGLE PUD



Planning & Zoning Department
City of Fishers
Ordinance: 011921



2021

THE PRESERVE AT GRAY EAGLE PUD



Planning & Zoning Department

City of Fishers

Ordinance: 011921



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

1. Declaration

- a. Ordinance No. 011921 (this "Ordinance")
- b. Adopted: _____

2. Purpose and Intent

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

The zoning classification of the real estate legally described in **Exhibit A**, 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 "The Preserve at Gray Eagle PUD."

The Real Estate previously was included in the Gray Eagle PUD (Ordinance No. 030600B), and the rezoning of the Real Estate by this ordinance shall not be interpreted to cause non-compliance in the existing Gray Eagle PUD in any way.

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 All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

The standards of the UDO applicable to the *M2 Multi-Family Residential District* shall apply to the development, 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 *M2 Multi-Family Residential District* shall be permitted.

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B**, 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. Section 10.2.16.N shall not apply. 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 Preserve at Gray Eagle District 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

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

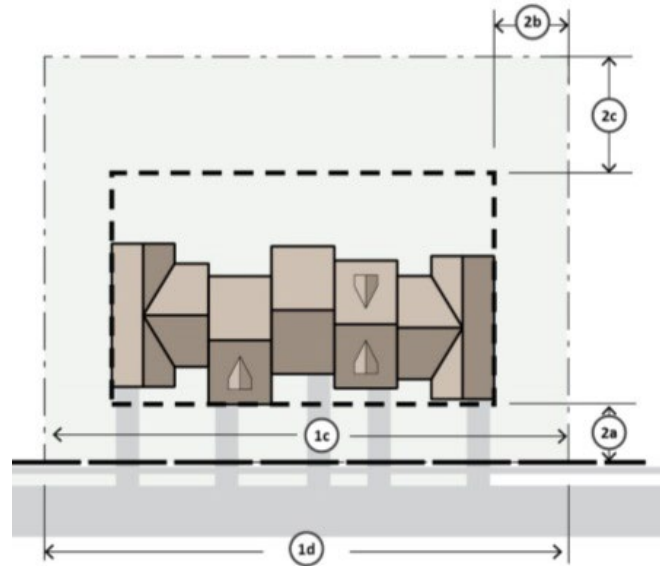
The regulations of CHAPTER 3. ZONING DISTRICTS shall apply, except as modified by this Ordinance. The maximum number of residential units may vary from what is shown on the Concept Plan; however, the total maximum number of residential units within the Gray Eagle PUD shall not exceed 155 units.

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

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

(1) Sec. 3.2.9. M2 Multi-Family Residential District: Shall not apply. Instead the following shall apply:

1. Minimum Lot Dimensions	
1a. Lot area – 1 bedroom / 2-bedroom / 3-bedroom	n/a ¹
1b. Lot width at building line – standard	n/a
1c. Lot width at building line – corner	n/a
1d. Lot frontage – on public street with access from	150' ¹
2. Minimum Building Setbacks	
2a. Front – local street / other street type	25' / 40'
2b. Front – Internal ²	5'
2c. Side ³	50'
2d. Rear ³	50'
2e. Building separation (min)	10'
3. Maximum Building Height	
3a. Primary structure	multi-unit (other than two-unit) building 55' two-unit building 35'
4. Building Floor Area	
4a. Living unit area (min) – 1-bedroom / 2-bedroom / 3-bedroom	650 / 1,000 / 1,200 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes:	
1. Refers to site, rather than individual lots for individual units.	
2. Measured from the edge of pavement of an access drive or private street.	
3. Additional buffer yard requirements may apply. A buffer yard along the southern property line 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 herein:
 - (1) *Section 6.2.6.D.1. Mechanical & Utility Equipment; Screening; Ground-mounted:* Landscaping may be used in lieu of masonry screen walls for visual screening of ground-mounted mechanical and utility equipment.
- c. **Article 6.3. Architectural Design Standards:** Shall not apply; instead the following shall apply:
 - (1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit C**, 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.
- d. **Article 6.4. Entrance & Driveway Standards:** Shall apply, except as modified herein:
 - (1) *Section 6.4.2.B.1. Entrances; Maximum Pavement Width:* The maximum pavement width on an arterial or collector street in a non-single-family zoning district shall be 48 feet, unless otherwise required for turn lane requirements. Driveways shall not be less than 20 feet in width at the right-of-way line.
- 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 herein:
- (1) The Illustrative Landscape Exhibit, attached hereto as **Exhibit D**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the landscaping on the Real Estate. The location and quantities of plantings shall be as shown on the Illustrative Landscape Exhibit. The final landscaping may vary from the Illustrative Landscape Exhibit; however, the landscaping shall be substantially similar in quality and character to the landscaping shown in the Illustrative Landscape Exhibit.
 - (2) *Section 6.7.4.A. Buffer Yards; Applicability:* The buffer yard standards only apply along the southern property line. A buffer yard along the southern property line may be provided within, and not in addition to, the required setback. Existing mature vegetation shall be credited toward the requirements.
 - (3) *Section 6.7.5.B. Lot & Foundation Plantings; Foundation Planting:* Foundation plantings shall be limited to primary structure fronts and primary structure sides when those sides abut an additional street. Additionally, any primary structure abutting Brooks School Road shall provide foundation plantings along the rear of the primary structure and along any side not abutting another primary structure.
- h. Article 6.8. Lot Standards:** Shall apply, except as modified by this Ordinance.
- i. Article 6.9. Non-Residential Open Space:** Shall not apply.
- j. Article 6.10. Outdoor Display & Storage Standards:** Shall apply.
- k. Article 6.11. Parking & Loading Standards:** Shall apply.
- l. Article 6.12. Pedestrian Accessibility Standards:** Shall apply, except as modified herein:
- (1) *Section 6.12.2.A. Residential; Sidewalk Minimum Width:* All interior sidewalks shall be a minimum of five (5) feet in width.
- m. Article 6.13. Permitted Non-residential Structure Standards:** Shall apply.
- n. Article 6.14. Property Identification Standards:** Shall apply.
- o. Article 6.15. Public Art Standards:** Shall not apply.
- p. Article 6.16. Setback Standards:** Shall apply, except as modified by this Ordinance, and as modified herein:
- (1) *Section 6.16.2.D.1. Building Setbacks; Other Setbacks; Top of Slope:* Shall not apply.
- q. Article 6.17. Signage Standards:** Shall apply.
- r. Article 6.18. Wall & Fence Standards:** Shall apply.
- s. Article 6.19. Water & Sewer Standards:** Shall apply.
- t. Article 6.20. Vision Clearance Standards:** Shall apply.

7. Subdivision Regulations

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

8. Subdivision & Planned Unit Development Design Standards

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

- a. Article 8.1. General Provisions:** Shall apply.
- b. Article 8.2. Block, Lot & Access Standards:** Shall apply.
- c. Article 8.3. Street & Alley Standards:** Shall not apply, except 8.3.1.B and 8.3.2.B.6 shall apply.
- d. Article 8.4. Open Space, Common Area & Amenity Standards:** Shall apply.
- 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.

D. Adoption

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

APPROVED by the Common Council of the City of Fishers this 15th day of February, 2021.

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

011921

YAY

NAY

ABSTAIN

/s/ Selina Stoller	Selina Stoller President		
/s/ David George	David George Vice President		
/s/ Pete Peterson	C. Pete Peterson, Member		
/s/ John Weingardt	John Weingardt, Member		
/s/ Cecilia Coble	Cecilia C. Coble, Member		
/s/ Brad DeReamer	Brad DeReamer, Member		
/s/ Todd Zimmerman	Todd Zimmerman, Member		
/s/ Samantha Delong	Samantha Delong, Member		
/s/ Jocelyn Vare	Jocelyn Vare, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 15th day of February, 2021, at 9:53 p. m.

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

MAYOR'S APPROVAL

/s/ Scott A. Fadness
Scott A. Fadness, Mayor

February 15, 2021
DATE



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

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

Exhibit A – Real Estate

Legal Description for The Preserve at Gray Eagle

LAND DESCRIPTION PER SURVEY

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 05 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT +/-20.86 ACRE TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS#9700013 ON 11/6/2020 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2020-0054 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION; THENCE SOUTH 00°02'13" EAST ALONG THE WEST LINE OF SAID HALF QUARTER SECTION 455.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 89°58'07" EAST 331.89 FEET; THENCE SOUTH 80°31'17" EAST 455.29 FEET; THENCE NORTH 84°26'04" EAST 295.18 FEET; THENCE SOUTH 26°39'43" EAST 249.69 FEET; THENCE SOUTH 04°47'56" WEST 92.61 FEET; THENCE SOUTH 18°46'42" WEST 330.01 FEET; THENCE SOUTH 29°59'51" WEST 198.37 FEET TO THE NORTH LINE OF GRAYSTONE SECONDARY PLAT PER INST# 200500051808 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89°25'19" WEST ALONG SAID LINE 973.14 FEET TO THE WEST LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 00°02'13" WEST ALONG SAID LINE 855.66 FEET TO THE POINT OF BEGINNING. CONTAINING 20.86 ACRES MORE OR LESS.

Exhibit B – Concept Plan



Exhibit C – Illustrative Architectural Exhibit



2 BUILDING ELEVATION - LEFT SIDE
SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION - RIGHT SIDE
SCALE: 1/8" = 1'-0"



Exhibit C – Illustrative Architectural Exhibit, continued



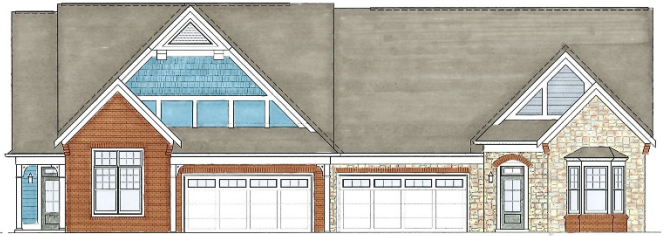
BUILDING TYPE 1 - ATTACHED TOWNHOMES (OPTION B)
- FRONT BUILDING ELEVATION
SCALE: 1/8" = 1'-0" (25mm = 1'-0")



BUILDING TYPE 1 - ATTACHED TOWNHOMES (OPTION A)
- FRONT BUILDING ELEVATION
SCALE: 1/8" = 1'-0" (25mm = 1'-0")



BUILDING TYPE 2 - ATTACHED COTTAGES (OPTION B)
- FRONT BUILDING ELEVATION
SCALE: 1/8" = 1'-0" (25mm = 1'-0")



BUILDING TYPE 2 - ATTACHED COTTAGES (OPTION A)
- FRONT BUILDING ELEVATION
SCALE: 1/8" = 1'-0" (25mm = 1'-0")



A man and a woman are on a golf course, giving each other a high-five. The man is wearing a white cap, a light blue polo shirt, and white shorts. The woman is wearing a red top and dark shorts. They are both holding golf clubs. In the background, there is a white golf cart on a path. The scene is set on a green golf course with trees in the distance under a clear blue sky. The sun is low in the sky, casting long shadows on the grass.

Gray Eagle Golf Course & Multi-Family Development Project

City Council
February 15, 2021

Goals for Golf Course Solutions



HOA Board shared goals with homeowners in Spring 2019

1. Keep the golf course, clubhouse and driving range
2. Ideally, improve course and maintain at high-level standards
3. Solution must be long-term; goal of 15-20+ years
4. If golf course no longer economically viable, then the course property remains greenspace per Fishers 2040 plan

To achieve these goals HOA Board said they'd be willing to

- Accept development on a portion of the driving range

Resident-driven proposal

A proposal for an age-targeted 55+ multi-family development south of clubhouse that will:

- Fund upgrades to clubhouse
- Fund improvements to golf course
- Protect the golf course long into the future

A man and a woman are high-fiving on a golf course at sunset. The man is wearing a light blue polo shirt, white shorts, and a white cap. The woman is wearing a pink and black polo shirt and black shorts. They are standing on a green fairway. In the background, there is a white golf cart and a line of trees under a clear blue sky. The sun is low on the horizon, creating long shadows on the grass.

Multi-Family Development Project

Todd May, VP Development, J.C. Hart Company



Gray Eagle

DEVELOPMENT PROPOSAL

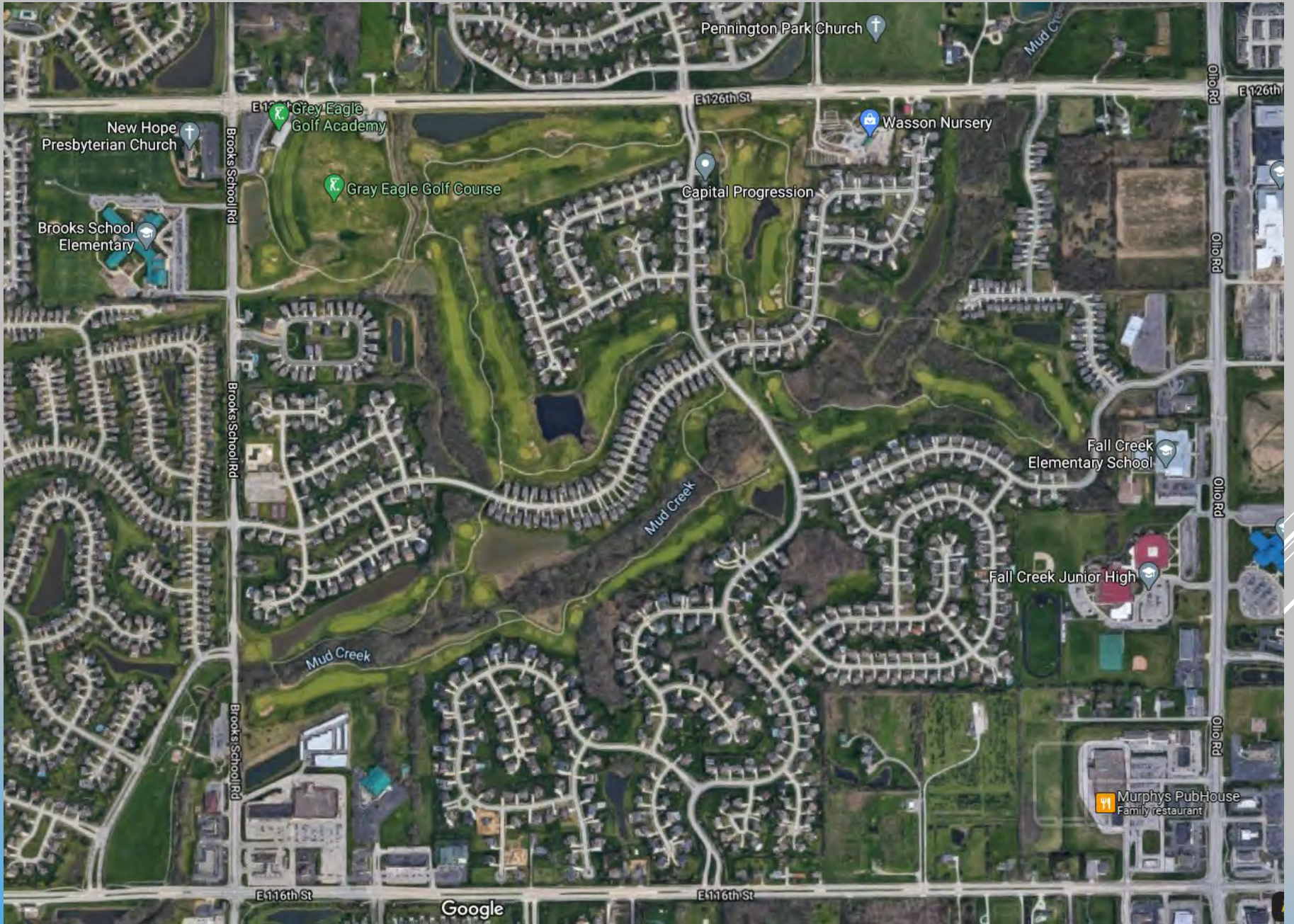
Prepared for :

Gray Eagle Community

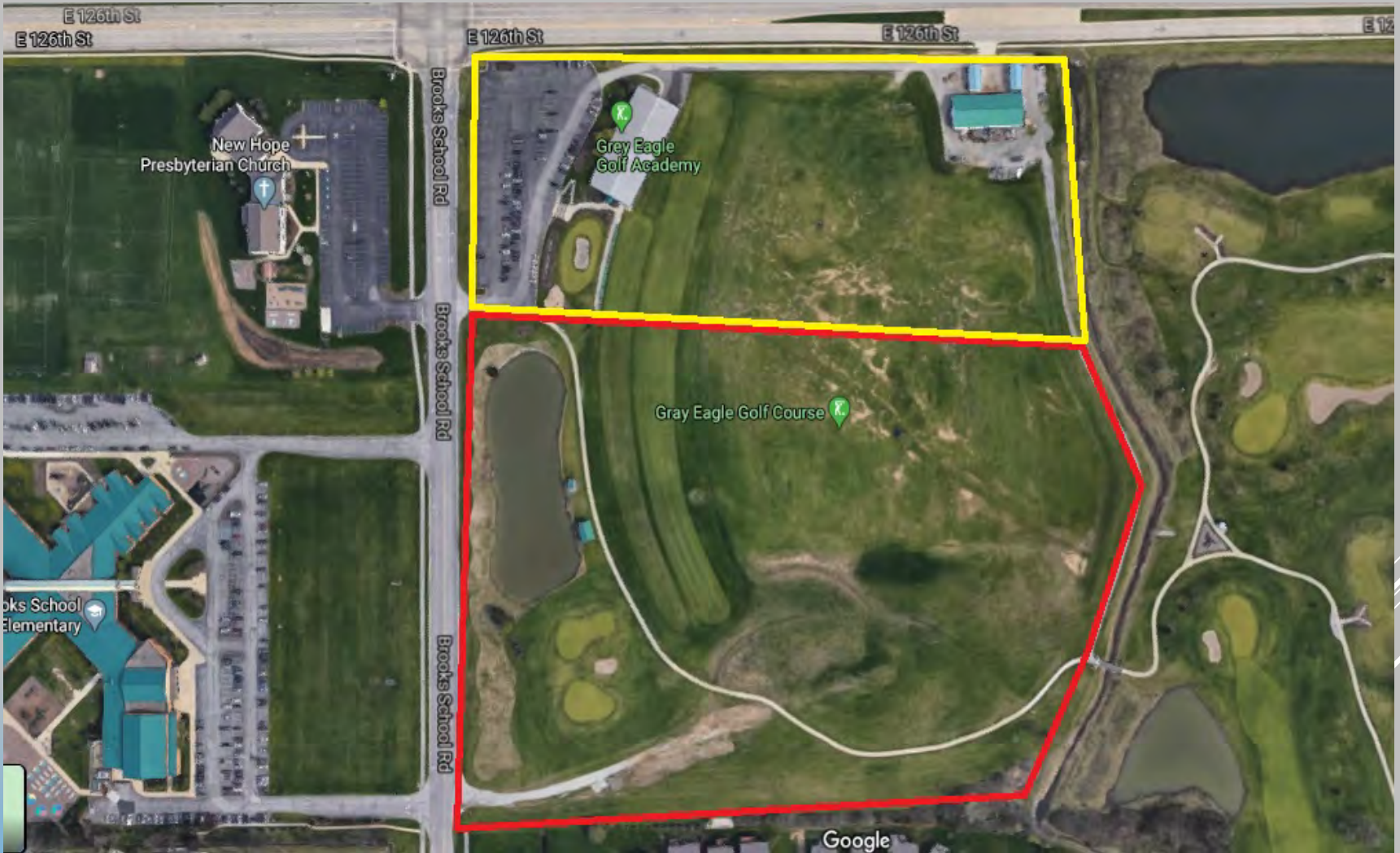
January 13, 2021



Gray Eagle Aerial



Gray Eagle Aerial

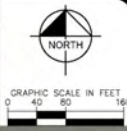


The Preserve at Gray Eagle - Project Overview

Apartments:	155 units
Apartment Types:	107- Garden Style Units 28- Master Down Paired Homes 20- Paired Ranch Style Homes
Apartment Rent Info:	Average Square Foot: 1,211 Average Rent: \$1,645 Average Rent per Square Foot: \$1.36
Parking Spaces:	196 Garage Spaces 187 Surface Parking Spaces 2.5 Parking Ratio (per unit)
Total Investment:	\$30,750,000
Anticipated Start Date:	Winter 2021
Anticipated Finish Date:	Early Fall of 2023
Amenities:	Gray Eagle Golf Course and Driving Range Bocce Ball Courts Pickleball Court Fully Amenitized Clubroom Hi-Tech Fitness Facility Pool and Outdoor Amenity Areas Golf Cart Friendly Pedestrian Access Throughout



Gray Eagle Site Plan



Gray Eagle Site Plan



J. C. HART Landscape Architecture	
LANDSCAPE PLAN	
PRESERVE AT GRAY EAGLE	
ORIGINAL ISSUE: 09/22/2023	RHA PROJECT NO: 170077261
SHEET NUMBER: L1.0	
DATE:	Kimley-Horn CONSULTING ENGINEERS 1000 W. HARRIS STREET, SUITE 100 RALEIGH, NC 27601 PHONE: 919.876.1000 FAX: 919.876.1001 WWW.KIMLEY-HORN.COM

The Preserve at Gray Eagle



The Preserve at Gray Eagle



The Preserve at Gray Eagle



The Preserve at Gray Eagle



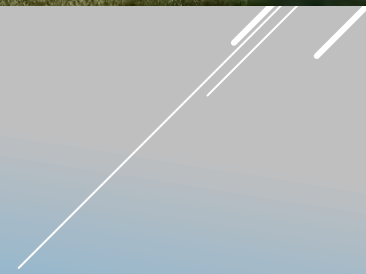
The Preserve at Gray Eagle



The Preserve at Gray Eagle



The Preserve at Gray Eagle – Rear View of Paired Patio Homes



A man and a woman are high-fiving on a golf course. The man is wearing a white polo shirt, white shorts, and a white cap. The woman is wearing a pink and gray polo shirt and dark shorts. They are standing on a green fairway. In the background, there is a white golf cart and a line of trees under a clear blue sky. The sun is low on the horizon, creating long shadows on the grass.

Gray Eagle HOA Board

Dave Brackenhoff & Ron Diamond

A man and a woman are high-fiving on a golf course. The man is on the left, wearing a white polo shirt, white shorts, and a white cap. The woman is on the right, wearing a pink and grey polo shirt and black leggings. They are both smiling and holding golf clubs. In the background, there is a white golf cart and a line of trees under a clear blue sky. The sun is low on the horizon, creating long shadows on the grass.

Questions / Comments?

Thank you

A man and a woman are high-fiving on a golf course. The man is wearing a light blue polo shirt, dark shorts, and a white cap. The woman is wearing a pink and black polo shirt and dark pants. They are standing on a green fairway. In the background, there is a white golf cart and a line of trees under a clear blue sky. The sun is low on the horizon, creating long shadows on the grass.

Golf Course and Clubhouse Improvements

Dave Corbitt & Dave Compton

Golf Course Improvements

- Rain Bird® irrigation computer system w/ decoder interface
- Irrigation for course and driving range
- Pump house and pumps
- Well for irrigation lake
- Fountains visible from roads
- Adding trees and landscape visible from road
- Repair bunkers and new sand
- Repair drainage on greens
- Restructure and widen bridges
- Update Tee box yardage markers
- Halfway house with restrooms

Golf Course Maintenance

Greens and Bunkers

- Mow 6x/week, wthr permitting
- Change cups 3x/week
- Spray every 9-14 days
- Rake bunkers 2x/week, weather permitting
- Fertilize during Spring and Fall
- Topdress every month

Tee Boxes and Fairways

- Mow 3x/week, weather permitting
- Aerate 1x/year
- Spray every 9-14 days
- Fertilize during Spring and Fall

Clubhouse

- Enhance/update exterior façade and landscaping
- Expand clubhouse facility
- Enhance driving range two two-tiered decking and heated stalls
- Add restaurant/bar infrastructure with indoor/outdoor seating

Let's take a look!

Clubhouse – New Site Plan



2/3/2021

Clubhouse – View from Southwest



Gray Eagle Golf Club
Fishers, Indiana



Clubhouse – View from Northwest



Gray Eagle Golf Club
Fishers, Indiana



Clubhouse – View from Southeast



Gray Eagle Golf Club
Fishers, Indiana



Clubhouse Site Plan – Overhead View



2/3/2021



FISHERS
EST. 1872
CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Ton Bagato, Planning & Zoning | 1 Municipal Dr Fishers, IN 46038 | (317) 595-3213 bagatoa@fishers.in.us

DOCKET NUMBER:

RZ – 21-1

PETITIONER/PROPERTY OWNER:

Mark Leach on behalf of J.C. Hart Company, INC.

MEETING DATE:

February 15, 2021

PROPERTY ADDRESS/LOCATION:

12500 Brooks School Road

SPECIFIC REQUEST: Consideration of a Rezone of 20.86 acres from PD to PUD-R. Property is located at the southeast corner of E. 126th Street and Brooks School Road, known as 12500 Brooks School Road. Project is known as The Preserve at Gray Eagle PUD and will consist of approximately 155 residential garden-style units, master down townhomes, and double ranch-style homes.

SIZE OF PROPERTY:

0.51 Acres

EXISTING ZONING:

R2 Residential

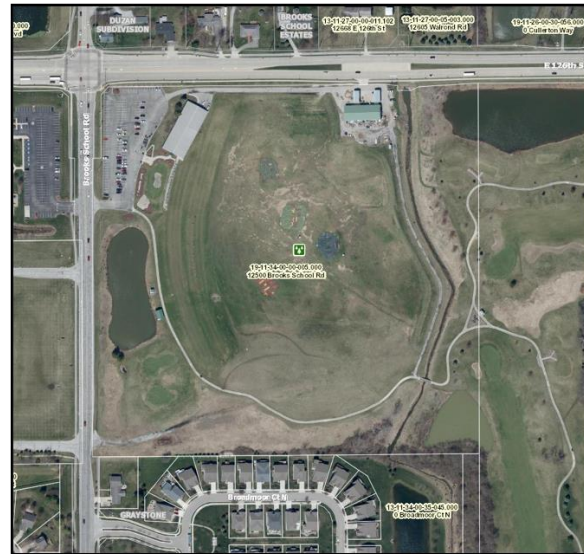
EXISTING LAND USE:

Single-Family Home

PROJECT SUMMARY: Since late 2019, the City has been working with the Gray Eagle Golf Course and Gray Eagle community to find an economically feasible, long-term, viable solution to induce the golf course owners to keep the golf course open and improve it.

The proposed rezone will convert part of the driving range into 155 multi-family units. This will provide for the reinvestment into the golf course as well as provide for much needed housing type for aging residents.

LOCATION MAP:



STAFF RECOMMENDATION

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

- SUBMITTED PLANS
 PUBLIC COMMENTS

- AGENCY COMMENTS
 OTHER – Draft Ordinance

PETITION HISTORY:

Since late 2019, the City has been working with the Gray Eagle Golf Course and Gray Eagle community to find an economically feasible, long-term, viable solution to induce the golf course owners to keep the golf course open and improve it. As a result of the course owners working with J.C. Hart to develop a multi-family development on a portion of the current golf course property, there will be tax increment generated to help with the multi-family development and to fund improvements to the golf course.

In exchange for the City issuing a developer-backed bond (purchased by the multi-family entity), and pledging TIF from the multi-family development to the repayment (no additional City backing) of the bonds, the golf course owner has agreed, among other benefits to the City to 1) operate as a golf course for 15 years, 2) perform certain improvements to the golf course, including a much updated, larger clubhouse, 3) provide the Gray Eagle HOA a right of first refusal for the golf course, and 4) transfer the golf course to the Gray Eagle HOA, if the northwest corner of the property is rezoned.

The rezone is to convert a portion of the existing Gray Eagle PUD into a new PUD for the new age-target multi-family project.

PETITION OVERVIEW:

The project request is the consideration of a rezone of 20.86 acres from PD to PUD-R at the southeast corner of E. 126th Street and Brooks School Road, known as 12500 Brooks School Road. The project is known as The Preserve at Gray Eagle PUD and will consist of 155 residential units. The project will include garden style units, master down townhomes, and double ranch-style homes. The proposed site plan is shown below:



The project includes a variety of amenities geared towards 55 plus residents. The amenities include access to the Gray Eagle Golf Course and Driving Range, bocce ball courts, pickleball courts, a clubhouse, hi-tech fitness facility, pool and outdoor patio areas, and pedestrian connectivity throughout the project.

The project design includes modern architecture with high quality materials. The following images illustrate the design of the project.





PUBLIC COMMENTS:

This project has been in discussion with Gray Eagle residents for several year. Before the first reading of the ordinance was held on January 19, 2021, the petitioner had a virtual meeting with more than 100 residents in attendance. As of writing this report, staff has received 13 letters of support from the Gray Eagle Residents. Staff also received one (1) letter before the Planning Commission meeting from a resident at Graystone expressing concerns that the use did not fit in the area and that it would lead to increased traffic. Those letters are attached reference.

ADVISORY PLANNING COMMISSION:

On Wednesday, February 3rd, 2021, the Advisory Planning Commission (“APC”) held the public hearing and discussed the project. After the public hearing was closed, several members talked about how the process for this project was handled very well by the community members involved. After the comments, the APC unanimously recommended approval of the rezone as proposed.

STAFF COMMENTS:

Staff recommends that the Advisory Plan Commission send a favorable recommendation of RZ-21-1 as proposed.

ATTACHMENTS:

- 1) Draft Ordinance 011921
- 2) Public Comments

Bagato, Tony

From: Rita Keeling <ritakeeling@comcast.net>
Sent: Monday, January 18, 2021 10:12 AM
To: DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd; Coble, Cecilia
Cc: Bagato, Tony; Mayor Fadness; dbrackenhoff@aol.com; randy.keeling@comcast.net
Subject: Gray Eagle Golf Course Planned Proposal

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Hello,

My husband Randy and I have been homeowners in the Gray Eagle subdivision for over 18 years. We chose our home because it was part of a golf course community with plans to build a true clubhouse with a restaurant. That has never happened. Hopefully, with the newly proposed multi family development, those funds will help improve the golf course and we could enjoy the clubhouse we've been waiting for. We could only hope that this will help with the property value of our home. We love living in Gray Eagle and couldn't ask for better neighbors. We fully support this proposed plan.

Thank you,
Rita & Randy Keeling
11992 Hollyhock Drive
Gray Eagle Subdivision

Bagato, Tony

From: Elizabeth Walker <ewalker@b2wlaw.com>
Sent: Friday, January 15, 2021 6:58 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle Proposed Development

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

City Council Members,

I am writing to voice my support for the proposed development on the Gray Eagle golf course/clubhouse including the proposed multi-family development. I am a resident of Gray Eagle neighborhood and believe this plan serves to benefit our community and neighborhood.

The presentation was impressive. The collaboration between the HOA/City/Owners and developers was astounding. This truly appears to be a win-win for all parties involved.

Best,

Biz

Elizabeth Eichholtz Walker

ATTORNEY | BECKER BOUWKAMP WALKER, PC

3755 E. 82nd Street | Suite 220 | Indianapolis, Indiana 46240

Phone (317) 598-4529 | Fax (317) 598-4530

ewalker@b2wlaw.com | www.b2wlaw.com



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Bagato, Tony

From: ANGIE BUDAY <doug_angiebuday@sbcglobal.net>
Sent: Wednesday, January 20, 2021 3:27 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd; Mayor Fadness; Bagato, Tony; hoagrayeagle@gmail.com
Subject: Fwd: Gray Eagle January 13, 2021 Town Hall Meeting Materials Now Available

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

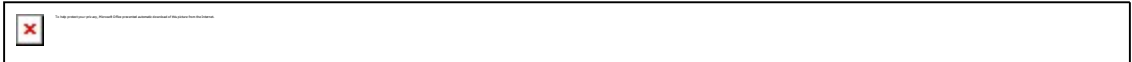
As a resident of Gray Eagle, I think this proposal is outstanding. It is a win/win for our community, Fishers and the environment. For all parties involved, well done!

Doug Buday

Sent from my iPad

Begin forwarded message:

From: Gray Eagle HOA Board <hoagrayeagle@gmail.com>
Date: January 19, 2021 at 10:29:21 PM EST
To: DOUG_ANGIEBUDAY@sbcglobal.net
Subject: Gray Eagle January 13, 2021 Town Hall Meeting Materials Now Available
Reply-To: hoagrayeagle@gmail.com



ject presentation from our January 13, 2021 virtual Town Hall and the Zoom recording of that meeting are now available.

[Town Hall Zoom Meeting](#)

supports the development proposal and encourages Gray Eagle homeowners who like what they see in the presentation. Please note that a public hearing with the Planning Committee will be another opportunity for homeowners to express their

communicate the date and time as soon as that meeting is scheduled.

council members and their email addresses:

George - coblec@fishers.in.us

Tom - delongs@fishers.in.us

(incl. Gray Eagle) - dereamerb@fishers.in.us

George - george@fishers.in.us

Peterson - peterpson@fishers.in.us

Stollers - stollers@fishers.in.us

fishers.in.us

Wingard - weingardtj@fishers.in.us

Mermant - mmermant@fishers.in.us

addresses as follows and paste into the "To:" field of your

fishers.in.us, dereamerb@fishers.in.us, george@fishers.in.us, peterpson@fishers.in.us, stollers@fishers.in.us, varej@fishers.in.us

you copy and paste these email addresses into the "Cc:" field as well: mayorfadness@fishers.in.us, bagatoa@fishers.in.us

fishers Director of Planning & Zoning, and the Gray Eagle HOA email box. Thank you all again for your patience and support.

Week



[Unsubscribe](#) doug_angiebuday@sbcglobal.net from this list.

Our mailing address is:

Gray Eagle HOA
12876 Whitebridge Dr.
Fishers, In 46037

[Add us to your address book](#)

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[Forward](#) this email to a friend



This email was sent to doug_angiebuday@sbcglobal.net
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Gray Eagle HOA · 12876 Whitebridge Dr. · Fishers, In 46037 · USA



Bagato, Tony

From: Larry Sexton <l.sexton@office3sixty.com>
Sent: Wednesday, January 20, 2021 3:59 PM
To: DeReamer, Brad; Coble, Cecilia; DeLong, Samantha; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; hoagrayeagle@gmail.com
Subject: Gray Eagle Golf Course Proposal

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Hi City Council Members;

Just a quick note from a twenty-five (25) year resident of Fishers and sixteen (16) year resident of Gray Eagle. I would like to enthusiastically support the proposal presented to the Gray Eagle community on January 13th. I would like to thank the City of Fishers for your efforts in helping us find an acceptable solution to a problem few of us anticipated when we purchased our homes.

Regards,
Larry

Larry Sexton
VP Sales

Office360°

7301 Woodland Drive
Indianapolis, IN 46278
Office: 1 (800) 824-5891
Cell: (317) 997-8078
l.sexton@office3sixty.com



Bagato, Tony

From: Heather Wood <heather-wood71@comcast.net>
Sent: Friday, January 15, 2021 10:48 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Supporting the plan for Gray Eagle

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Hello,

My name is Heather Wood and my husband Kevin and I have been homeowners in Gray Eagle since December 2000. We have enjoyed living in this neighborhood and want to see it continue to grow. We heard the presentation and we support the plan that was presented.

Heather and Kevin Wood

Sent from my iPhone

Bagato, Tony

From: Gregg A Bowman <gregg@midcoastmedia.net>
Sent: Saturday, January 16, 2021 9:20 AM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle Golf Course Proposed Future Development

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

To all. I am sending this email in support of the future plans for the Gray Eagle Golf Course and the new multi-family development. I have lived in the Bluffs @ Gray Eagle since 2009. My wife and I have enjoyed the serenity the golf course brings to our neighborhood and the friendliness of the golfers as we sit on our patio. When we heard the golf course was planning to close and the uncertainty of what would happen to the land behind us and throughout our community was disheartening. One of the reasons we bought our home was having a neighborhood feeling while enjoying the openness the course brought to the area behind us. Then, the coming together of the neighborhood to work so hard to negotiate a win-win-win-win plan for the neighborhood, the course owners, the city of Fishers and the developer was fantastic. Thank you. Instead of the prospect our property values would decline, we again have hope of maintaining, if not increasing, our investment in this neighborhood. All involved should be proud, especially in light of the difficulty our federal government has for two sides to negotiate to a beneficial conclusion for all, of how some discussions and negotiations resulted in a, hopefully, winning situation. Thank you to all and again, my wife and I support this initiative and hope the City of Fishers City Council members vote to approve. Thank you.

Gregg A. Bowman
13022 Duval Dr
Fishers, IN
Lot 44
gregg@midcoastmedia.net
gabowman@comcast.net
317-281-6352

Bagato, Tony

From: Ron Diamond <rldiamond1@gmail.com>
Sent: Saturday, January 16, 2021 11:43 AM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; Dave Brackenhoff
Subject: Please Support the Gray Eagle Golf Course Development Proposal

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Dear Fishers City Council Members,

As individual homeowners, we simply want to add our voices to support the development project known as the Preserve at Gray Eagle. In 2001, my first wife and I purchased our lot and built our home on the 5th tee box - shortly before the course was opened for regular use. So, I'm one of the original homeowners. My first wife and I fell in love with and chose this location for many reasons, but sadly, she passed away in 2009. I stayed in the neighborhood, remarried to Elicia, and joined the Gray Eagle HOA in 2018 after the golf course owners announced they would be closing the course after the 2019 season. I also joined the Gray Eagle Golf Course Preservation Committee to explore ways - any way - we could keep the golf course.

Elicia and I are very pleased, and still somewhat amazed, that through the hard work of so many people, a path WAS found which led to the current solution that appears to meet all stakeholders concerns. We are thankful for the Mayor's, Brad DeReamer's and other City Council Members' (including former representative Rick Block) support along the way. We ask for your continued support for the development proposal as it makes its way through the vetting and approval process in the next weeks and months.

Sincerely,

Ron & Elicia Diamond
Gray Eagle Homeowners

Bagato, Tony

From: Chris de Monclin <monclinc@gmail.com>
Sent: Saturday, January 16, 2021 5:25 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com; Ron Diamond
Subject: Development project on the Gray Eagle driving range

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Dear City Council members,

The Gray Eagle residents received earlier this week a presentation from the JChart / Mays-Thompson group and the HOA Board about the development project consisting of building age-limited apartments on the south portion of the corner lot at the South East angle of 126th and Brookschool Rd.

The project matches exactly the aspirations of our residents and will ensure the sustainability of the golf course for many years. As a resident of Gray Eagle, I'm asking you to approve the project.

Having been part of these discussions for years when I was on the Gray Eagle HOA Board, I'd like to thank Mayor Fadness and Brad DeReamer for their support from day one and their persistence in finding a solution that would be a win-win-win for Gray Eagle residents, the City of Fishers and the Golf Course Ownership. Our HOA spent countless hours on this project and I'd like to also recognize the fantastic leadership of Dave Brackenhoff and Ron Diamond.

Thank you for supporting the project.

Chris de Monclin
12125 Gray Eagle Dr
Fishers

Bagato, Tony

From: Pete Barber <p-barber@sbcglobal.net>
Sent: Saturday, January 16, 2021 6:29 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle Golf Course Development Project

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

January 16, 2021

To the City of Fishers City Council:

Planning a move from the Chicago-area in October 2016, had the information about the uncertainty of the Gray Eagle Golf Course property been transparent, we would not have moved to Gray Eagle nor Fishers.

This past week, we, along with other Gray Eagle residents, were given an update on plans for the future of the Gray Eagle Golf Course property. We applaud the collaborative efforts of all involved in this four-year project - the City of Fishers, the owners/developers and the GEHOA Board. We are incredibly pleased with the proposed solution that incorporates quality materials and attractive design elements and puts an end to uncertainty for the Gary Eagle residents. When completed it will be another significant multi-use enhancement for the City of Fishers and its residents, consistent with other ongoing developments, e.g., Fishers District and Geist Waterfront Park.

When the final plans come before the City of Fishers City Council, we ask for your favorable support and vote. Thank you.

Andrea and Pete J Barber
13045 Duval Dr.
Fishers, IN 46037
847-323-4702
p-barber@sbcglobal.net
albarber@sbcglobal.net

Bagato, Tony

From: Indiana Dave <xeriat@comcast.net>
Sent: Saturday, January 16, 2021 7:07 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle Plan

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Dear Fishers City Council, Mayor Fadness, and others,

We would like to offer a big **Thank You** for your successful journey toward a Gray Eagle / Golf Course resolution. I listened to the Zoom presentation, and am very pleased with your innovative plans to resolve the dilemma we all faced.

Our Gray Eagle community should be uniformly proud of our City's pro-active approach to this difficult problem. Working with our BOD and the Golf Course owners was not an easy venture, however, you pulled it all together.

You can count us as being much relieved there might eventually be a successful resolution.

Nice work all.

Dave and Marie Coriaty
13091 Duval Drive
Fishers, 46037

Bagato, Tony

From: Chris Haggerty <cthaggerty1@gmail.com>
Sent: Sunday, January 17, 2021 2:23 PM
To: Coble, Cecilia
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Support of Gray Eagle proposed Golf Course / Multi-Unit Plan

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Hello Cecilia:

Please let me express my support and backing of the proposed Gray Eagle Golf Course and Multi-Unit Housing plan as presented earlier this week at the virtual Gray Eagle HOA Townhall Mtg.

I believe this proposal, when passed, will pave the way toward protection of our home values here in Gray Eagle, as well as help Fishers' tax revenue from an otherwise empty land parcel.

I was very impressed with the tremendous effort and exemplary collaboration between our HOA Board, the Golf Course's owners, the housing Developer, and the City of Fishers. Incidentally, Mayor Fadness presented at the zoom meeting, too.

You'll be addressing this proposal at your upcoming City Council meeting on Tuesday. And should you have any questions of me, I invite you to contact me at either email, US Mail, or phone.

I hope you'll also vote in favor of this effort moving forward.

Thank you,
Christopher Haggerty
13239 Duval Drive
Fishers 46037
317-747-1888

Bagato, Tony

From: Jeff Johnson <jjohnson@shepherdins.com>
Sent: Monday, January 18, 2021 9:59 AM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle development

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Hello City of Fishers City Council members,

I just wanted to send a quick note with my support of the proposed development that our HOA presented to residents last Wednesday. It is encouraging to see the City of Fishers active involvement with Thompson, JC Hart and our HOA. As a lifelong resident of Fishers, I have seen this town grow into a city but maintain our sense of community and that is one reason I choose to raise my family in Fishers, IN. So I wanted to thank you for your work and your time serving our community!

The development itself looks fantastic and I think will benefit not only Gray Eagle but all of Fishers and surrounding areas. The golf course layout is nice to play but the investment in the course is needed so I was glad to hear of that aspect of the plan. I didn't hear mention of replacing the bridges but I'm sure the course is aware of the deteriorating condition. I love the restaurant, bar, clubhouse concept while enhancing the indoor practice facility and keeping the driving range. I think this vision is exactly what the corner of 126th and Brooks School needs.

As a Gray Eagle homeowner, owning property on the golf course I am happy with the long term investment to maintain a golf course for a minimum of 15 years!

Thank you again and we look forward to seeing this development come to fruition in the near future.

Jeff Johnson

Senior Sales Executive | Partner

111 Congressional Boulevard, Suite 100

Carmel, IN 46032

Direct: 317.573.3068 Main: 317.846.5554



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Bagato, Tony

From: Norman Deken <normdeken@gmail.com>
Sent: Wednesday, January 13, 2021 9:08 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd; Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle Golf Course and planned development

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All,

Having followed the Gray Eagle Golf course saga since January 2017, we have significant confidence in Dave Brackenhoff and the entire board serving Gray Eagle. The board's dedication to and extremely hard work to identify a long term solution that is meant to serve Gray Eagle homeowners, our community as well as for the current owners and future development owners! Working together to have a win-win solution has been the objective of the Gray Eagle board! It appears that this project may be a positive solution.

This initial proposal appears to be a very good opportunity for all interested parties. Thank you for continuing to support the efforts of the Gray Eagle Board while creating a positive outcome for all involved.

Appreciate everyone's efforts to make sure that the Gray Eagle golf course continues to be viable, and part of our local community! The additional golf course enhancements look to add real value for the course.

The development also looks very nice, Hopeful this brings added value to make the entire project work out financially for the risk takers involved. Appreciate the City participation in this development!

--

Norman and Betsy Deken
11903 Walker Lane
317-797-6654

Form Name: Public Meeting Comment Form
Submission Time: February 2, 2021 8:18 pm
Browser: Mobile Safari 10.0 / iOS
IP Address: 47.201.242.123
Unique ID: 750241392
Location: 27.49169921875, -82.640502929688

Name Fred and Barb Cook

Address 12602 Broadmoor Court N
Fishers, IN 46037

Email fredbarbcook@gmail.com

Subdivision or business name GreyStone Resident

Please select the meeting to which you would like to submit a public comment Planned Unit Development Committee Meeting - 2/03/21
Plan Commission Meeting - 2/03/21

Is this comment regarding 5G cell tower deployment? No

Project Name/Number The Preserve at Gray Eagle

Plan Commission Meeting – 2/03/21 We are residents of the Grey Stone community which abuts the proposed building project. We do not believe that the project of multiple family/rental units fits in the current community of single family homes. We are concerned for our home value since our property will be close to the back of the proposed rental units! We are also extremely concerned about the increase in traffic the project will cause for our area school, church and our residential community. Based on these concerns we do not support the rezoning for this proposed building project!
Fred and Barb Cook

Would you like to receive email communications and updates from the City of Fishers? Yes



Board Action Form

MEETING DATE	February 15, 2021			
TITLE	Consideration of a Rezone of 20.86 acres from PD to PUD-R. Property is located at the southeast corner of E. 126th Street and Brooks School Road. Project is known as The Preserve at Gray Eagle PUD and will consist of approximately 155 residential garden-style units, master down townhomes, and double ranch-style homes.			
SUBMITTED BY	Name & Title: Tony Bagato, Director of Planning & Zoning			
	Department: Community Development			
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 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 checked="" type="checkbox"/> 3 rd Reading
	Ordinance #: 011921		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			
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			
APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head		<input type="checkbox"/> Controller's Office	
	<input type="checkbox"/> Department Head		<input type="checkbox"/> Finance Committee	
	<input type="checkbox"/> Deputy Mayor		<input type="checkbox"/> Technical Advisory Committee	
	<input type="checkbox"/> Mayor		<input type="checkbox"/> Other:	

	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>Since late 2019, the City has been working with the Gray Eagle Golf Course and Gray Eagle community to find an economically feasible, long-term, viable solution to induce the golf course owners to keep the golf course open and improve it. As a result of the course owners working with JC Hart to develop a multi-family development on a portion of the current golf course property, there will be tax increment generated to help with the multi-family development and to fund improvements to the golf course.</p> <p>In exchange for the City issuing a developer-backed bond (purchased by the multi-family entity), and pledging TIF from the multi-family development to the repayment (no additional City backing) of the bonds, the golf course owner has agreed, among other benefits to the City to 1) operate as a golf course for 15 years, 2) perform certain improvements to the golf course, including a much updated, larger clubhouse, 3) provide the Gray Eagle HOA a right of first refusal for the golf course, and 4) transfer the golf course to the Gray Eagle HOA, if the northwest corner of the property is rezoned.</p> <p>First reading of the PUD is the first procedural step to approve the greater JC Hart multi-family/Gray Eagle Golf Course deal. The City will have additional opportunity to both review the PUD zoning designation and the terms of an economic development agreement with JC Hart and the golf course owners.</p> <p>On February 3, 2021, the Advisory Planning Commission recommended approval of the project as proposed.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Amend the PUD and send back to Planning Commission
	4.	Deny
PROJECT TIMELINE	N/A	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold 1 st Reading	
SUPPLEMENTAL INFORMATION (List all attached documents)	<ul style="list-style-type: none"> -Staff Report -Petitioner Packet -PUD Ordinance 011921 -Public Comment -Letters of Support 	

2021

THE PRESERVE AT GRAY EAGLE PUD



Planning & Zoning Department

City of Fishers

Ordinance: 011921



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

1. Declaration

- a. Ordinance No. 011921 (this "Ordinance")
- b. Adopted: _____

2. Purpose and Intent

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

The zoning classification of the real estate legally described in **Exhibit A**, 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 "The Preserve at Gray Eagle PUD."

The Real Estate previously was included in the Gray Eagle PUD (Ordinance No. 030600B), and the rezoning of the Real Estate by this ordinance shall not be interpreted to cause non-compliance in the existing Gray Eagle PUD in any way.

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

3. Applicability

The standards of the UDO applicable to the *M2 Multi-Family Residential District* shall apply to the development, 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 *M2 Multi-Family Residential District* shall be permitted.

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B**, 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. Section 10.2.16.N shall not apply. 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 Preserve at Gray Eagle District 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

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

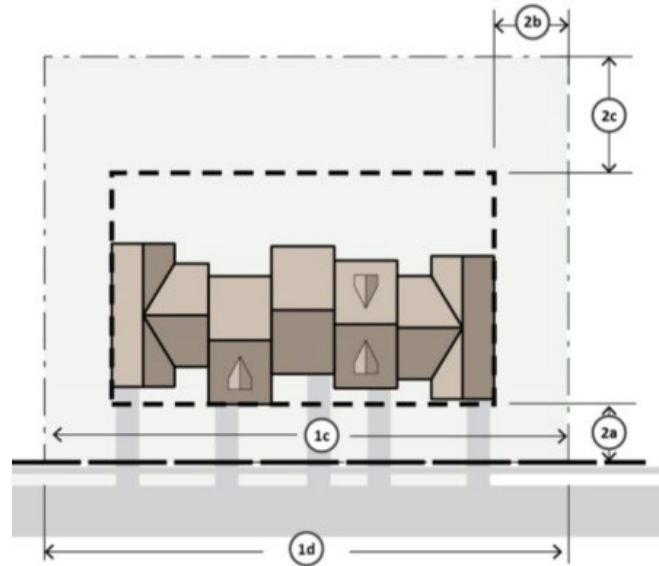
The regulations of CHAPTER 3. ZONING DISTRICTS shall apply, except as modified by this Ordinance. The maximum number of residential units may vary from what is shown on the Concept Plan; however, the total maximum number of residential units within the Gray Eagle PUD shall not exceed 155 units.

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

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

(1) Sec. 3.2.9. M2 Multi-Family Residential District: Shall not apply. Instead the following shall apply:

1. Minimum Lot Dimensions	
1a. Lot area – 1 bedroom / 2-bedroom / 3-bedroom	n/a ¹
1b. Lot width at building line – standard	n/a
1c. Lot width at building line – corner	n/a
1d. Lot frontage – on public street with access from	150' ¹
2. Minimum Building Setbacks	
2a. Front – local street / other street type	25' / 40'
2b. Front – Internal ²	5'
2c. Side ³	50'
2d. Rear ³	50'
2e. Building separation (min)	10'
3. Maximum Building Height	
3a. Primary structure	multi-unit (other than two-unit) building 55' two-unit building 35'
4. Building Floor Area	
4a. Living unit area (min) – 1-bedroom / 2-bedroom / 3-bedroom	650 / 1,000 / 1,200 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes:	
1. Refers to site, rather than individual lots for individual units.	
2. Measured from the edge of pavement of an access drive or private street.	
3. Additional buffer yard requirements may apply. A buffer yard along the southern property line 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 herein:
 - (1) *Section 6.2.6.D.1. Mechanical & Utility Equipment; Screening; Ground-mounted:* Landscaping may be used in lieu of masonry screen walls for visual screening of ground-mounted mechanical and utility equipment.
- c. **Article 6.3. Architectural Design Standards:** Shall not apply; instead the following shall apply:
 - (1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit C**, 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.
- d. **Article 6.4. Entrance & Driveway Standards:** Shall apply, except as modified herein:
 - (1) *Section 6.4.2.B.1. Entrances; Maximum Pavement Width:* The maximum pavement width on an arterial or collector street in a non-single-family zoning district shall be 48 feet, unless otherwise required for turn lane requirements. Driveways shall not be less than 20 feet in width at the right-of-way line.
- 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 herein:
- (1) The Illustrative Landscape Exhibit, attached hereto as **Exhibit D**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the landscaping on the Real Estate. The location and quantities of plantings shall be as shown on the Illustrative Landscape Exhibit. The final landscaping may vary from the Illustrative Landscape Exhibit; however, the landscaping shall be substantially similar in quality and character to the landscaping shown in the Illustrative Landscape Exhibit.
 - (2) *Section 6.7.4.A. Buffer Yards; Applicability:* The buffer yard standards only apply along the southern property line. A buffer yard along the southern property line may be provided within, and not in addition to, the required setback. Existing mature vegetation shall be credited toward the requirements.
 - (3) *Section 6.7.5.B. Lot & Foundation Plantings; Foundation Planting:* Foundation plantings shall be limited to primary structure fronts and primary structure sides when those sides abut an additional street. Additionally, any primary structure abutting Brooks School Road shall provide foundation plantings along the rear of the primary structure and along any side not abutting another primary structure.
- h. Article 6.8. Lot Standards:** Shall apply, except as modified by this Ordinance.
- i. Article 6.9. Non-Residential Open Space:** Shall not apply.
- j. Article 6.10. Outdoor Display & Storage Standards:** Shall apply.
- k. Article 6.11. Parking & Loading Standards:** Shall apply.
- l. Article 6.12. Pedestrian Accessibility Standards:** Shall apply, except as modified herein:
- (1) *Section 6.12.2.A. Residential; Sidewalk Minimum Width:* All interior sidewalks shall be a minimum of five (5) feet in width.
- m. Article 6.13. Permitted Non-residential Structure Standards:** Shall apply.
- n. Article 6.14. Property Identification Standards:** Shall apply.
- o. Article 6.15. Public Art Standards:** Shall not apply.
- p. Article 6.16. Setback Standards:** Shall apply, except as modified by this Ordinance, and as modified herein:
- (1) *Section 6.16.2.D.1. Building Setbacks; Other Setbacks; Top of Slope:* Shall not apply.
- q. Article 6.17. Signage Standards:** Shall apply.
- r. Article 6.18. Wall & Fence Standards:** Shall apply.
- s. Article 6.19. Water & Sewer Standards:** Shall apply.
- t. Article 6.20. Vision Clearance Standards:** Shall apply.

7. Subdivision Regulations

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

8. Subdivision & Planned Unit Development Design Standards

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

- a. Article 8.1. General Provisions:** Shall apply.
- b. Article 8.2. Block, Lot & Access Standards:** Shall apply.
- c. Article 8.3. Street & Alley Standards:** Shall not apply, except 8.3.1.B and 8.3.2.B.6 shall apply.
- d. Article 8.4. Open Space, Common Area & Amenity Standards:** Shall apply.
- 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.

D. Adoption

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

APPROVED by the Common Council of the City of Fishers this 15th day of February, 2021.

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

011921

YAY

NAY

ABSTAIN

YAY	NAY	ABSTAIN
/s/ Selina Stoller	Selina Stoller President	
/s/ David George	David George Vice President	
/s/ Pete Peterson	C. Pete Peterson, Member	
/s/ John Weingardt	John Weingardt, Member	
/s/ Cecilia Coble	Cecilia C. Coble, Member	
/s/ Brad DeReamer	Brad DeReamer, Member	
/s/ Todd Zimmerman	Todd Zimmerman, Member	
/s/ Samantha Delong	Samantha Delong, Member	
/s/ Jocelyn Vare	Jocelyn Vare, Member	

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 15th day of February, 2021, at 9:53 p. m.

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

MAYOR'S APPROVAL

/s/ Scott A. Fadness
Scott A. Fadness, Mayor

February 15, 2021
DATE



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

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

Exhibit A – Real Estate

Legal Description for The Preserve at Gray Eagle

LAND DESCRIPTION PER SURVEY

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 05 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT +/-20.86 ACRE TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS#9700013 ON 11/6/2020 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2020-0054 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION; THENCE SOUTH 00°02'13" EAST ALONG THE WEST LINE OF SAID HALF QUARTER SECTION 455.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 89°58'07" EAST 331.89 FEET; THENCE SOUTH 80°31'17" EAST 455.29 FEET; THENCE NORTH 84°26'04" EAST 295.18 FEET; THENCE SOUTH 26°39'43" EAST 249.69 FEET; THENCE SOUTH 04°47'56" WEST 92.61 FEET; THENCE SOUTH 18°46'42" WEST 330.01 FEET; THENCE SOUTH 29°59'51" WEST 198.37 FEET TO THE NORTH LINE OF GRAYSTONE SECONDARY PLAT PER INST# 200500051808 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89°25'19" WEST ALONG SAID LINE 973.14 FEET TO THE WEST LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 00°02'13" WEST ALONG SAID LINE 855.66 FEET TO THE POINT OF BEGINNING. CONTAINING 20.86 ACRES MORE OR LESS.

Exhibit B – Concept Plan



Exhibit C – Illustrative Architectural Exhibit



2 BUILDING ELEVATION - LEFT SIDE
SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION - RIGHT SIDE
SCALE: 1/8" = 1'-0"



Exhibit C – Illustrative Architectural Exhibit, continued



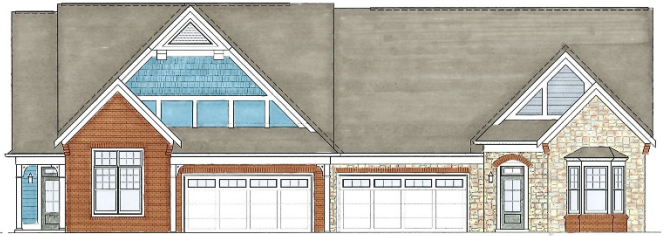
BUILDING TYPE 1 - ATTACHED TOWNHOMES (OPTION B)
- FRONT BUILDING ELEVATION
SCALE: 1/8" = 1'-0" (25mm = 305mm) 1/8" = 1'-0" (25mm = 305mm)



BUILDING TYPE 1 - ATTACHED TOWNHOMES (OPTION A)
- FRONT BUILDING ELEVATION
SCALE: 1/8" = 1'-0" (25mm = 305mm) 1/8" = 1'-0" (25mm = 305mm)



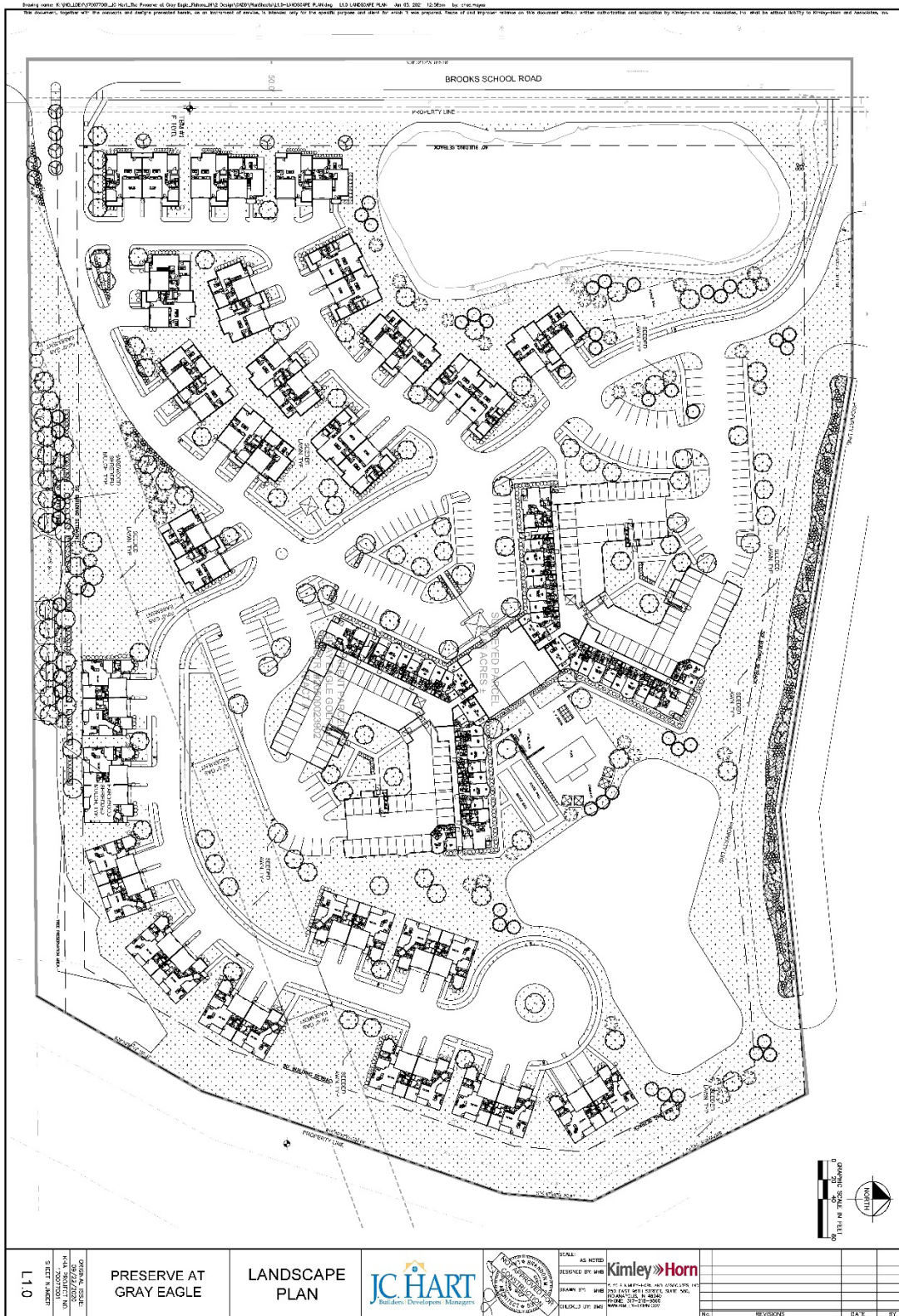
BUILDING TYPE 2 - ATTACHED COTTAGES (OPTION B)
- FRONT BUILDING ELEVATION
SCALE: 1/8" = 1'-0" (25mm = 305mm) 1/8" = 1'-0" (25mm = 305mm)



BUILDING TYPE 2 - ATTACHED COTTAGES (OPTION A)
- FRONT BUILDING ELEVATION
SCALE: 1/8" = 1'-0" (25mm = 305mm) 1/8" = 1'-0" (25mm = 305mm)



Exhibit D – Illustrative Landscape Exhibit



A man and a woman are on a golf course, giving each other a high-five. The man is wearing a white cap, a light blue polo shirt, and white shorts. The woman is wearing a red top and dark shorts. They are both holding golf clubs. In the background, there is a white golf cart on a path. The scene is set on a green golf course with trees in the distance under a clear blue sky.

Gray Eagle Golf Course & Multi-Family Development Project

City Council
February 15, 2021

Goals for Golf Course Solutions



HOA Board shared goals with homeowners in Spring 2019

1. Keep the golf course, clubhouse and driving range
2. Ideally, improve course and maintain at high-level standards
3. Solution must be long-term; goal of 15-20+ years
4. If golf course no longer economically viable, then the course property remains greenspace per Fishers 2040 plan

To achieve these goals HOA Board said they'd be willing to

- Accept development on a portion of the driving range

Resident-driven proposal

A proposal for an age-targeted 55+ multi-family development south of clubhouse that will:

- Fund upgrades to clubhouse
- Fund improvements to golf course
- Protect the golf course long into the future

A man and a woman are high-fiving on a golf course at sunset. The man is wearing a light blue polo shirt, shorts, and a white cap. The woman is wearing a pink and black polo shirt and black pants. They are standing on a green fairway. In the background, there is a white golf cart and a line of trees under a clear blue sky. The sun is low on the horizon, creating long shadows on the grass.

Multi-Family Development Project

Todd May, VP Development, J.C. Hart Company



Gray Eagle DEVELOPMENT PROPOSAL

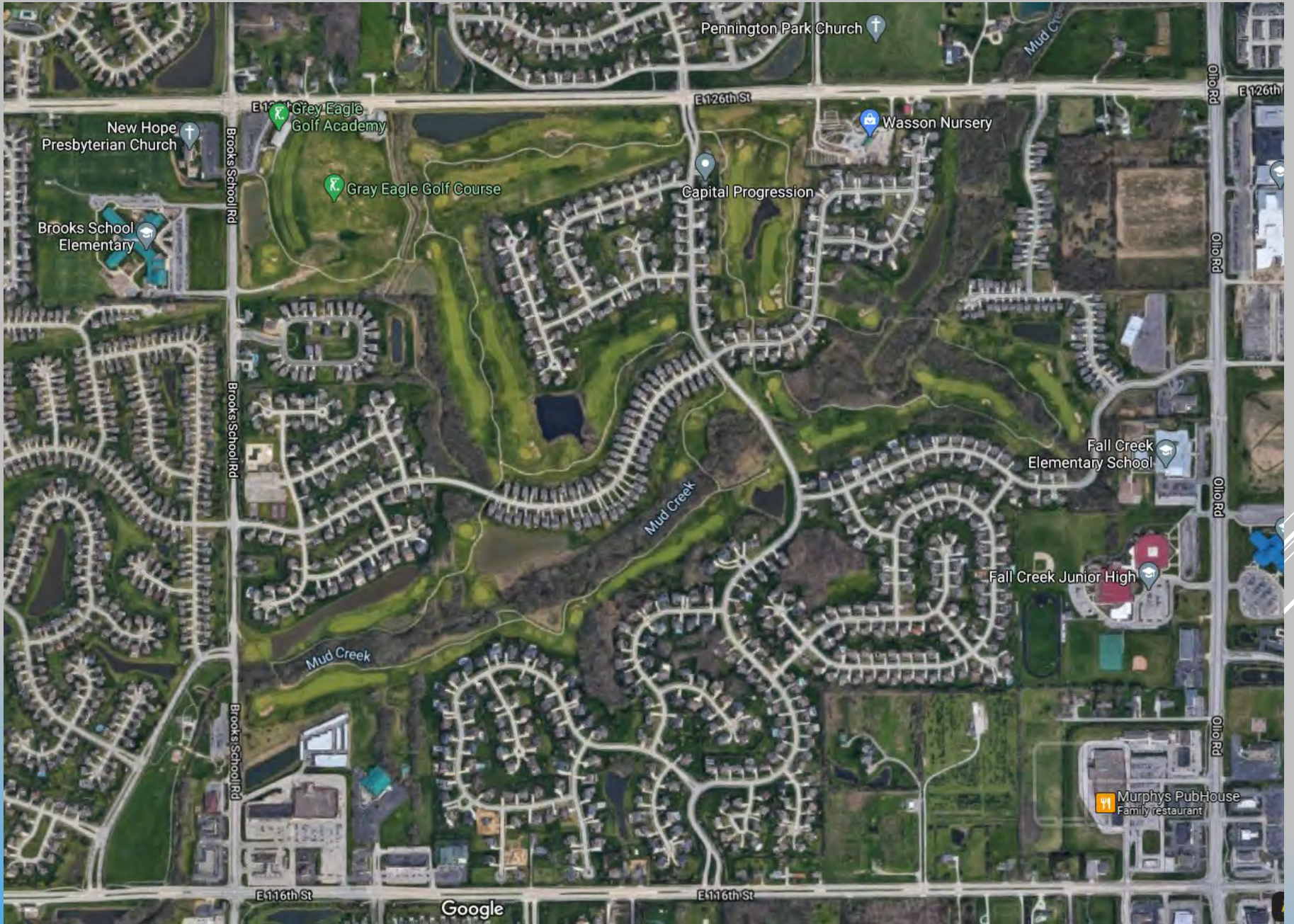
Prepared for :

Gray Eagle Community

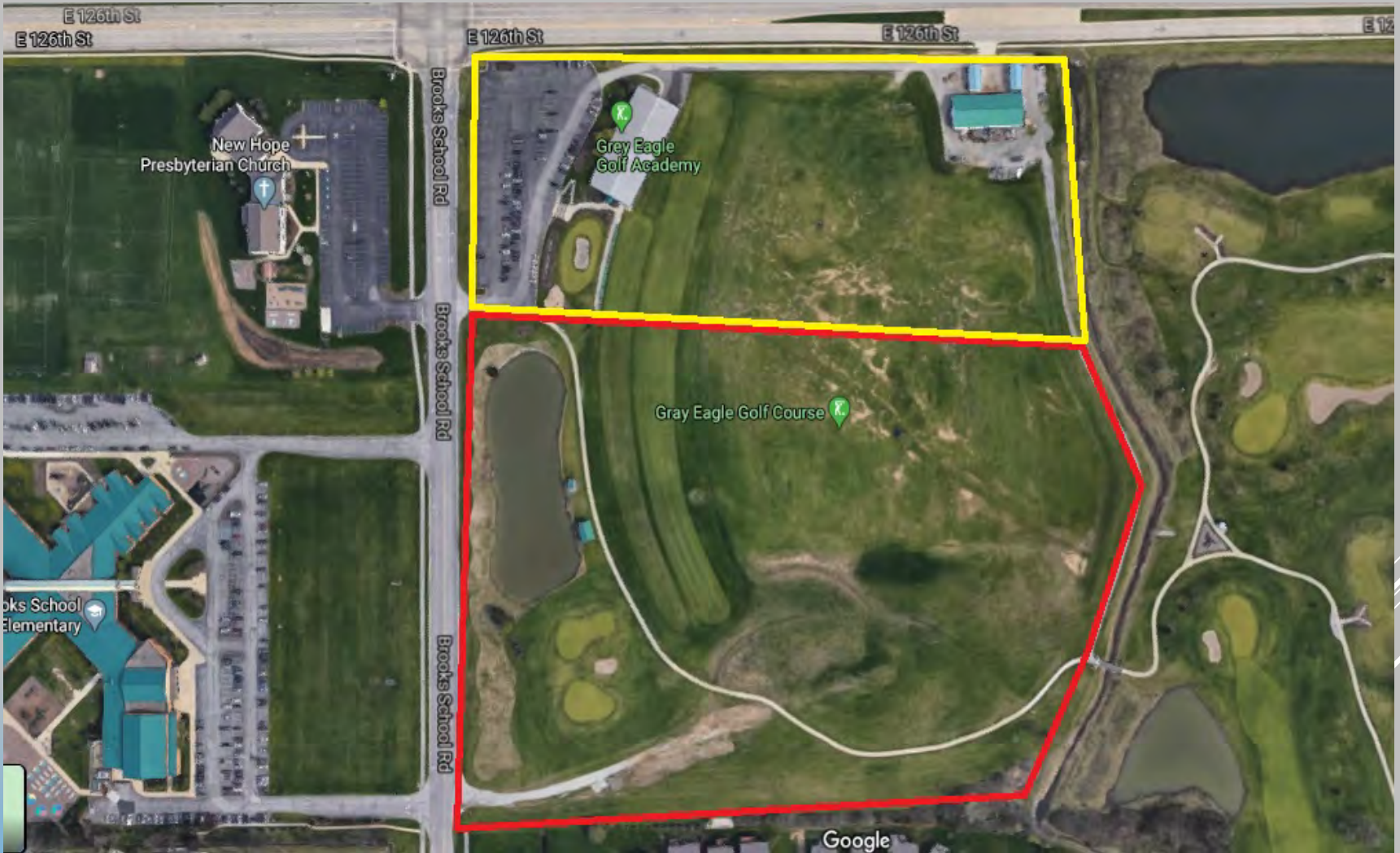
January 13, 2021



Gray Eagle Aerial



Gray Eagle Aerial



The Preserve at Gray Eagle - Project Overview

Apartments:	155 units
Apartment Types:	107- Garden Style Units 28- Master Down Paired Homes 20- Paired Ranch Style Homes
Apartment Rent Info:	Average Square Foot: 1,211 Average Rent: \$1,645 Average Rent per Square Foot: \$1.36
Parking Spaces:	196 Garage Spaces 187 Surface Parking Spaces 2.5 Parking Ratio (per unit)
Total Investment:	\$30,750,000
Anticipated Start Date:	Winter 2021
Anticipated Finish Date:	Early Fall of 2023
Amenities:	Gray Eagle Golf Course and Driving Range Bocce Ball Courts Pickleball Court Fully Amenitized Clubroom Hi-Tech Fitness Facility Pool and Outdoor Amenity Areas Golf Cart Friendly Pedestrian Access Throughout



Gray Eagle Site Plan



DATE: 06/07

Gray Eagle Site Plan



The Preserve at Gray Eagle



The Preserve at Gray Eagle



The Preserve at Gray Eagle



The Preserve at Gray Eagle



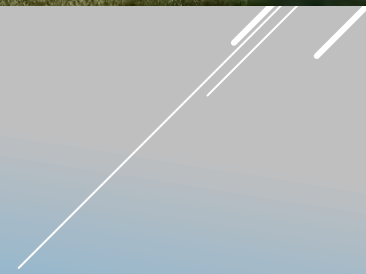
The Preserve at Gray Eagle



The Preserve at Gray Eagle



The Preserve at Gray Eagle – Rear View of Paired Patio Homes



A man and a woman are high-fiving on a golf course. The man is wearing a white polo shirt, white shorts, and a white cap. The woman is wearing a pink and gray polo shirt and dark shorts. They are standing on a green fairway. In the background, there is a white golf cart and a line of trees under a clear blue sky. The sun is low on the horizon, creating long shadows on the grass.

Gray Eagle HOA Board

Dave Brackenhoff & Ron Diamond

A man and a woman are high-fiving on a golf course. The man is on the left, wearing a white polo shirt, white shorts, and a white cap. The woman is on the right, wearing a pink and grey polo shirt and black leggings. They are both smiling and holding golf clubs. In the background, there is a white golf cart and a line of trees under a clear blue sky. The sun is low on the horizon, creating long shadows on the grass.

Questions / Comments?

Thank you

A man and a woman are high-fiving on a golf course. The man is wearing a light blue polo shirt, dark shorts, and a white cap. The woman is wearing a pink and black polo shirt and dark pants. They are standing on a green fairway. In the background, there is a white golf cart and a line of trees under a clear blue sky. The sun is low on the horizon, creating long shadows on the grass.

Golf Course and Clubhouse Improvements

Dave Corbitt & Dave Compton

Golf Course Improvements

- Rain Bird® irrigation computer system w/ decoder interface
- Irrigation for course and driving range
- Pump house and pumps
- Well for irrigation lake
- Fountains visible from roads
- Adding trees and landscape visible from road
- Repair bunkers and new sand
- Repair drainage on greens
- Restructure and widen bridges
- Update Tee box yardage markers
- Halfway house with restrooms

Golf Course Maintenance

Greens and Bunkers

- Mow 6x/week, wthr permitting
- Change cups 3x/week
- Spray every 9-14 days
- Rake bunkers 2x/week, weather permitting
- Fertilize during Spring and Fall
- Topdress every month

Tee Boxes and Fairways

- Mow 3x/week, weather permitting
- Aerate 1x/year
- Spray every 9-14 days
- Fertilize during Spring and Fall

Clubhouse

- Enhance/update exterior façade and landscaping
- Expand clubhouse facility
- Enhance driving range two two-tiered decking and heated stalls
- Add restaurant/bar infrastructure with indoor/outdoor seating

Let's take a look!

Clubhouse – New Site Plan



2/3/2021

Clubhouse – View from Southwest



Gray Eagle Golf Club
Fishers, Indiana



Clubhouse – View from Northwest



Gray Eagle Golf Club
Fishers, Indiana



Clubhouse – View from Southeast



Gray Eagle Golf Club
Fishers, Indiana



Clubhouse Site Plan – Overhead View



2/3/2021



FISHERS
EST. 1872
CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Ton Bagato, Planning & Zoning | 1 Municipal Dr Fishers, IN 46038 | (317) 595-3213 bagatoa@fishers.in.us

DOCKET NUMBER:

RZ – 21-1

PETITIONER/PROPERTY OWNER:

Mark Leach on behalf of J.C. Hart Company, INC.

MEETING DATE:

February 15, 2021

PROPERTY ADDRESS/LOCATION:

12500 Brooks School Road

SPECIFIC REQUEST: Consideration of a Rezone of 20.86 acres from PD to PUD-R. Property is located at the southeast corner of E. 126th Street and Brooks School Road, known as 12500 Brooks School Road. Project is known as The Preserve at Gray Eagle PUD and will consist of approximately 155 residential garden-style units, master down townhomes, and double ranch-style homes.

SIZE OF PROPERTY:

0.51 Acres

EXISTING ZONING:

R2 Residential

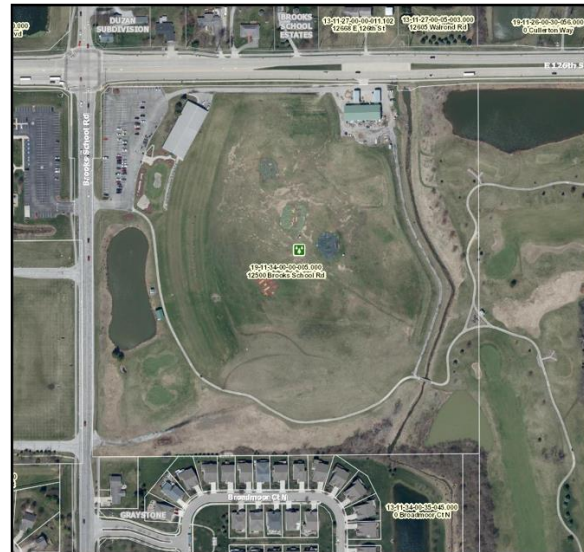
EXISTING LAND USE:

Single-Family Home

PROJECT SUMMARY: Since late 2019, the City has been working with the Gray Eagle Golf Course and Gray Eagle community to find an economically feasible, long-term, viable solution to induce the golf course owners to keep the golf course open and improve it.

The proposed rezone will convert part of the driving range into 155 multi-family units. This will provide for the reinvestment into the golf course as well as provide for much needed housing type for aging residents.

LOCATION MAP:



STAFF RECOMMENDATION

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

ATTACHMENTS

- SUBMITTED PLANS
 PUBLIC COMMENTS

- AGENCY COMMENTS
 OTHER – Draft Ordinance

PETITION HISTORY:

Since late 2019, the City has been working with the Gray Eagle Golf Course and Gray Eagle community to find an economically feasible, long-term, viable solution to induce the golf course owners to keep the golf course open and improve it. As a result of the course owners working with J.C. Hart to develop a multi-family development on a portion of the current golf course property, there will be tax increment generated to help with the multi-family development and to fund improvements to the golf course.

In exchange for the City issuing a developer-backed bond (purchased by the multi-family entity), and pledging TIF from the multi-family development to the repayment (no additional City backing) of the bonds, the golf course owner has agreed, among other benefits to the City to 1) operate as a golf course for 15 years, 2) perform certain improvements to the golf course, including a much updated, larger clubhouse, 3) provide the Gray Eagle HOA a right of first refusal for the golf course, and 4) transfer the golf course to the Gray Eagle HOA, if the northwest corner of the property is rezoned.

The rezone is to convert a portion of the existing Gray Eagle PUD into a new PUD for the new age-target multi-family project.

PETITION OVERVIEW:

The project request is the consideration of a rezone of 20.86 acres from PD to PUD-R at the southeast corner of E. 126th Street and Brooks School Road, known as 12500 Brooks School Road. The project is known as The Preserve at Gray Eagle PUD and will consist of 155 residential units. The project will include garden style units, master down townhomes, and double ranch-style homes. The proposed site plan is shown below:



The project includes a variety of amenities geared towards 55 plus residents. The amenities include access to the Gray Eagle Golf Course and Driving Range, bocce ball courts, pickleball courts, a clubhouse, hi-tech fitness facility, pool and outdoor patio areas, and pedestrian connectivity throughout the project.

The project design includes modern architecture with high quality materials. The following images illustrate the design of the project.





PUBLIC COMMENTS:

This project has been in discussion with Gray Eagle residents for several year. Before the first reading of the ordinance was held on January 19, 2021, the petitioner had a virtual meeting with more than 100 residents in attendance. As of writing this report, staff has received 13 letters of support from the Gray Eagle Residents. Staff also received one (1) letter before the Planning Commission meeting from a resident at Graystone expressing concerns that the use did not fit in the area and that it would lead to increased traffic. Those letters are attached reference.

ADVISORY PLANNING COMMISSION:

On Wednesday, February 3rd, 2021, the Advisory Planning Commission (“APC”) held the public hearing and discussed the project. After the public hearing was closed, several members talked about how the process for this project was handled very well by the community members involved. After the comments, the APC unanimously recommended approval of the rezone as proposed.

STAFF COMMENTS:

Staff recommends that the Advisory Plan Commission send a favorable recommendation of RZ-21-1 as proposed.

ATTACHMENTS: 1) Draft Ordinance 011921
 2) Public Comments

Bagato, Tony

From: Rita Keeling <ritakeeling@comcast.net>
Sent: Monday, January 18, 2021 10:12 AM
To: DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd; Coble, Cecilia
Cc: Bagato, Tony; Mayor Fadness; dbrackenhoff@aol.com; randy.keeling@comcast.net
Subject: Gray Eagle Golf Course Planned Proposal

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Hello,

My husband Randy and I have been homeowners in the Gray Eagle subdivision for over 18 years. We chose our home because it was part of a golf course community with plans to build a true clubhouse with a restaurant. That has never happened. Hopefully, with the newly proposed multi family development, those funds will help improve the golf course and we could enjoy the clubhouse we've been waiting for. We could only hope that this will help with the property value of our home. We love living in Gray Eagle and couldn't ask for better neighbors. We fully support this proposed plan.

Thank you,
Rita & Randy Keeling
11992 Hollyhock Drive
Gray Eagle Subdivision

Bagato, Tony

From: Elizabeth Walker <ewalker@b2wlaw.com>
Sent: Friday, January 15, 2021 6:58 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle Proposed Development

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

City Council Members,

I am writing to voice my support for the proposed development on the Gray Eagle golf course/clubhouse including the proposed multi-family development. I am a resident of Gray Eagle neighborhood and believe this plan serves to benefit our community and neighborhood.

The presentation was impressive. The collaboration between the HOA/City/Owners and developers was astounding. This truly appears to be a win-win for all parties involved.

Best,

Biz

Elizabeth Eichholtz Walker

ATTORNEY | BECKER BOUWKAMP WALKER, PC

3755 E. 82nd Street | Suite 220 | Indianapolis, Indiana 46240

Phone (317) 598-4529 | Fax (317) 598-4530

ewalker@b2wlaw.com | www.b2wlaw.com



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Bagato, Tony

From: ANGIE BUDAY <doug_angiebuday@sbcglobal.net>
Sent: Wednesday, January 20, 2021 3:27 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd; Mayor Fadness; Bagato, Tony; hoagrayeagle@gmail.com
Subject: Fwd: Gray Eagle January 13, 2021 Town Hall Meeting Materials Now Available

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

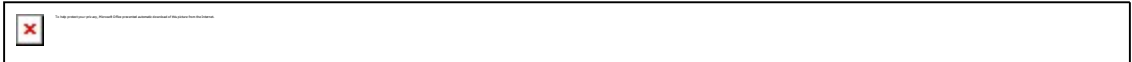
As a resident of Gray Eagle, I think this proposal is outstanding. It is a win/win for our community, Fishers and the environment. For all parties involved, well done!

Doug Buday

Sent from my iPad

Begin forwarded message:

From: Gray Eagle HOA Board <hoagrayeagle@gmail.com>
Date: January 19, 2021 at 10:29:21 PM EST
To: DOUG_ANGIEBUDAY@sbcglobal.net
Subject: Gray Eagle January 13, 2021 Town Hall Meeting Materials Now Available
Reply-To: hoagrayeagle@gmail.com



ject presentation from our January 13, 2021 virtual Town Hall and the Zoom recording of that meeting are now available.

[Town Hall Zoom Meeting](#)

supports the development proposal and encourages Gray Eagle homeowners who like what they see in the presentation. Please note that a public hearing with the Planning Committee will be another opportunity for homeowners to express their

communicate the date and time as soon as that meeting is scheduled.

council members and their email addresses:

George - coblec@fishers.in.us

Tom - delongs@fishers.in.us

(incl. Gray Eagle) - dereamerb@fishers.in.us

George - george@fishers.in.us

Peterson - peterpson@fishers.in.us

Stollers - stollers@fishers.in.us

fishers.in.us

Wingard - weingardtj@fishers.in.us

Mermant - mmermant@fishers.in.us

addresses as follows and paste into the "To:" field of your

fishers.in.us, dereamerb@fishers.in.us, george@fishers.in.us, peterpson@fishers.in.us, stollers@fishers.in.us, varej@fishers.in.us

you copy and paste these email addresses into the "Cc:" field as well: mayorfadness@fishers.in.us, bagatoa@fishers.in.us

fishers Director of Planning & Zoning, and the Gray Eagle HOA email box. Thank you all again for your patience and support.

Week



[Unsubscribe](#) doug_angiebuday@sbcglobal.net from this list.

Our mailing address is:

Gray Eagle HOA
12876 Whitebridge Dr.
Fishers, In 46037

[Add us to your address book](#)

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This email was sent to doug_angiebuday@sbcglobal.net
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Gray Eagle HOA · 12876 Whitebridge Dr. · Fishers, In 46037 · USA



Bagato, Tony

From: Larry Sexton <l.sexton@office3sixty.com>
Sent: Wednesday, January 20, 2021 3:59 PM
To: DeReamer, Brad; Coble, Cecilia; DeLong, Samantha; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; hoagrayeagle@gmail.com
Subject: Gray Eagle Golf Course Proposal

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Hi City Council Members;

Just a quick note from a twenty-five (25) year resident of Fishers and sixteen (16) year resident of Gray Eagle. I would like to enthusiastically support the proposal presented to the Gray Eagle community on January 13th. I would like to thank the City of Fishers for your efforts in helping us find an acceptable solution to a problem few of us anticipated when we purchased our homes.

Regards,
Larry

Larry Sexton
VP Sales

Office360°

7301 Woodland Drive
Indianapolis, IN 46278
Office: 1 (800) 824-5891
Cell: (317) 997-8078
l.sexton@office3sixty.com



Bagato, Tony

From: Heather Wood <heather-wood71@comcast.net>
Sent: Friday, January 15, 2021 10:48 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Supporting the plan for Gray Eagle

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Hello,

My name is Heather Wood and my husband Kevin and I have been homeowners in Gray Eagle since December 2000. We have enjoyed living in this neighborhood and want to see it continue to grow. We heard the presentation and we support the plan that was presented.

Heather and Kevin Wood

Sent from my iPhone

Bagato, Tony

From: Gregg A Bowman <gregg@midcoastmedia.net>
Sent: Saturday, January 16, 2021 9:20 AM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle Golf Course Proposed Future Development

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To all. I am sending this email in support of the future plans for the Gray Eagle Golf Course and the new multi-family development. I have lived in the Bluffs @ Gray Eagle since 2009. My wife and I have enjoyed the serenity the golf course brings to our neighborhood and the friendliness of the golfers as we sit on our patio. When we heard the golf course was planning to close and the uncertainty of what would happen to the land behind us and throughout our community was disheartening. One of the reasons we bought our home was having a neighborhood feeling while enjoying the openness the course brought to the area behind us. Then, the coming together of the neighborhood to work so hard to negotiate a win-win-win-win plan for the neighborhood, the course owners, the city of Fishers and the developer was fantastic. Thank you. Instead of the prospect our property values would decline, we again have hope of maintaining, if not increasing, our investment in this neighborhood. All involved should be proud, especially in light of the difficulty our federal government has for two sides to negotiate to a beneficial conclusion for all, of how some discussions and negotiations resulted in a, hopefully, winning situation. Thank you to all and again, my wife and I support this initiative and hope the City of Fishers City Council members vote to approve. Thank you.

Gregg A. Bowman
13022 Duval Dr
Fishers, IN
Lot 44
gregg@midcoastmedia.net
gabowman@comcast.net
317-281-6352

Bagato, Tony

From: Ron Diamond <rldiamond1@gmail.com>
Sent: Saturday, January 16, 2021 11:43 AM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; Dave Brackenhoff
Subject: Please Support the Gray Eagle Golf Course Development Proposal

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Dear Fishers City Council Members,

As individual homeowners, we simply want to add our voices to support the development project known as the Preserve at Gray Eagle. In 2001, my first wife and I purchased our lot and built our home on the 5th tee box - shortly before the course was opened for regular use. So, I'm one of the original homeowners. My first wife and I fell in love with and chose this location for many reasons, but sadly, she passed away in 2009. I stayed in the neighborhood, remarried to Elicia, and joined the Gray Eagle HOA in 2018 after the golf course owners announced they would be closing the course after the 2019 season. I also joined the Gray Eagle Golf Course Preservation Committee to explore ways - any way - we could keep the golf course.

Elicia and I are very pleased, and still somewhat amazed, that through the hard work of so many people, a path WAS found which led to the current solution that appears to meet all stakeholders concerns. We are thankful for the Mayor's, Brad DeReamer's and other City Council Members' (including former representative Rick Block) support along the way. We ask for your continued support for the development proposal as it makes its way through the vetting and approval process in the next weeks and months.

Sincerely,

Ron & Elicia Diamond
Gray Eagle Homeowners

Bagato, Tony

From: Chris de Monclin <monclinc@gmail.com>
Sent: Saturday, January 16, 2021 5:25 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com; Ron Diamond
Subject: Development project on the Gray Eagle driving range

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Dear City Council members,

The Gray Eagle residents received earlier this week a presentation from the JChart / Mays-Thompson group and the HOA Board about the development project consisting of building age-limited apartments on the south portion of the corner lot at the South East angle of 126th and Brookschool Rd.

The project matches exactly the aspirations of our residents and will ensure the sustainability of the golf course for many years. As a resident of Gray Eagle, I'm asking you to approve the project.

Having been part of these discussions for years when I was on the Gray Eagle HOA Board, I'd like to thank Mayor Fadness and Brad DeReamer for their support from day one and their persistence in finding a solution that would be a win-win-win for Gray Eagle residents, the City of Fishers and the Golf Course Ownership. Our HOA spent countless hours on this project and I'd like to also recognize the fantastic leadership of Dave Brackenhoff and Ron Diamond.

Thank you for supporting the project.

Chris de Monclin
12125 Gray Eagle Dr
Fishers

Bagato, Tony

From: Pete Barber <p-barber@sbcglobal.net>
Sent: Saturday, January 16, 2021 6:29 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle Golf Course Development Project

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

January 16, 2021

To the City of Fishers City Council:

Planning a move from the Chicago-area in October 2016, had the information about the uncertainty of the Gray Eagle Golf Course property been transparent, we would not have moved to Gray Eagle nor Fishers.

This past week, we, along with other Gray Eagle residents, were given an update on plans for the future of the Gray Eagle Golf Course property. We applaud the collaborative efforts of all involved in this four-year project - the City of Fishers, the owners/developers and the GEHOA Board. We are incredibly pleased with the proposed solution that incorporates quality materials and attractive design elements and puts an end to uncertainty for the Gary Eagle residents. When completed it will be another significant multi-use enhancement for the City of Fishers and its residents, consistent with other ongoing developments, e.g., Fishers District and Geist Waterfront Park.

When the final plans come before the City of Fishers City Council, we ask for your favorable support and vote. Thank you.

Andrea and Pete J Barber
13045 Duval Dr.
Fishers, IN 46037
847-323-4702
p-barber@sbcglobal.net
albarber@sbcglobal.net

Bagato, Tony

From: Indiana Dave <xeriat@comcast.net>
Sent: Saturday, January 16, 2021 7:07 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle Plan

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Dear Fishers City Council, Mayor Fadness, and others,

We would like to offer a big **Thank You** for your successful journey toward a Gray Eagle / Golf Course resolution. I listened to the Zoom presentation, and am very pleased with your innovative plans to resolve the dilemma we all faced.

Our Gray Eagle community should be uniformly proud of our City's pro-active approach to this difficult problem. Working with our BOD and the Golf Course owners was not an easy venture, however, you pulled it all together.

You can count us as being much relieved there might eventually be a successful resolution.

Nice work all.

Dave and Marie Coriaty
13091 Duval Drive
Fishers, 46037

Bagato, Tony

From: Chris Haggerty <cthaggerty1@gmail.com>
Sent: Sunday, January 17, 2021 2:23 PM
To: Coble, Cecilia
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Support of Gray Eagle proposed Golf Course / Multi-Unit Plan

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Hello Cecilia:

Please let me express my support and backing of the proposed Gray Eagle Golf Course and Multi-Unit Housing plan as presented earlier this week at the virtual Gray Eagle HOA Townhall Mtg.

I believe this proposal, when passed, will pave the way toward protection of our home values here in Gray Eagle, as well as help Fishers' tax revenue from an otherwise empty land parcel.

I was very impressed with the tremendous effort and exemplary collaboration between our HOA Board, the Golf Course's owners, the housing Developer, and the City of Fishers. Incidentally, Mayor Fadness presented at the zoom meeting, too.

You'll be addressing this proposal at your upcoming City Council meeting on Tuesday.
And should you have any questions of me, I invite you to contact me at either email, US Mail, or phone.

I hope you'll also vote in favor of this effort moving forward.

Thank you,
Christopher Haggerty
13239 Duval Drive
Fishers 46037
317-747-1888

Bagato, Tony

From: Jeff Johnson <jjohnson@shepherdins.com>
Sent: Monday, January 18, 2021 9:59 AM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd
Cc: Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle development

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Hello City of Fishers City Council members,
I just wanted to send a quick note with my support of the proposed development that our HOA presented to residents last Wednesday. It is encouraging to see the City of Fishers active involvement with Thompson, JC Hart and our HOA. As a lifelong resident of Fishers, I have seen this town grow into a city but maintain our sense of community and that is one reason I choose to raise my family in Fishers, IN. So I wanted to thank you for your work and your time serving our community!

The development itself looks fantastic and I think will benefit not only Gray Eagle but all of Fishers and surrounding areas. The golf course layout is nice to play but the investment in the course is needed so I was glad to hear of that aspect of the plan. I didn't hear mention of replacing the bridges but I'm sure the course is aware of the deteriorating condition. I love the restaurant, bar, clubhouse concept while enhancing the indoor practice facility and keeping the driving range. I think this vision is exactly what the corner of 126th and Brooks School needs.

As a Gray Eagle homeowner, owning property on the golf course I am happy with the long term investment to maintain a golf course for a minimum of 15 years!

Thank you again and we look forward to seeing this development come to fruition in the near future.

Jeff Johnson

Senior Sales Executive | Partner

111 Congressional Boulevard, Suite 100

Carmel, IN 46032

Direct: 317.573.3068 Main: 317.846.5554



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Bagato, Tony

From: Norman Deken <normdeken@gmail.com>
Sent: Wednesday, January 13, 2021 9:08 PM
To: Coble, Cecilia; DeLong, Samantha; DeReamer, Brad; George, David; Peterson, Pete; Stoller, Selina; Vare, Jocelyn; Weingardt, John; Zimmerman, Todd; Mayor Fadness; Bagato, Tony; dbrackenhoff@aol.com
Subject: Gray Eagle Golf Course and planned development

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All,

Having followed the Gray Eagle Golf course saga since January 2017, we have significant confidence in Dave Brackenhoff and the entire board serving Gray Eagle. The board's dedication to and extremely hard work to identify a long term solution that is meant to serve Gray Eagle homeowners, our community as well as for the current owners and future development owners! Working together to have a win-win solution has been the objective of the Gray Eagle board! It appears that this project may be a positive solution.

This initial proposal appears to be a very good opportunity for all interested parties. Thank you for continuing to support the efforts of the Gray Eagle Board while creating a positive outcome for all involved.

Appreciate everyone's efforts to make sure that the Gray Eagle golf course continues to be viable, and part of our local community! The additional golf course enhancements look to add real value for the course.

The development also looks very nice, Hopeful this brings added value to make the entire project work out financially for the risk takers involved. Appreciate the City participation in this development!

--

Norman and Betsy Deken
11903 Walker Lane
317-797-6654

Form Name: Public Meeting Comment Form
Submission Time: February 2, 2021 8:18 pm
Browser: Mobile Safari 10.0 / iOS
IP Address: 47.201.242.123
Unique ID: 750241392
Location: 27.49169921875, -82.640502929688

Name Fred and Barb Cook

Address 12602 Broadmoor Court N
Fishers, IN 46037

Email fredbarbcook@gmail.com

Subdivision or business name GreyStone Resident

Please select the meeting to which you would like to submit a public comment Planned Unit Development Committee Meeting - 2/03/21
Plan Commission Meeting - 2/03/21

Is this comment regarding 5G cell tower deployment? No

Project Name/Number The Preserve at Gray Eagle

Plan Commission Meeting – 2/03/21 We are residents of the Grey Stone community which abuts the proposed building project. We do not believe that the project of multiple family/rental units fits in the current community of single family homes. We are concerned for our home value since our property will be close to the back of the proposed rental units! We are also extremely concerned about the increase in traffic the project will cause for our area school, church and our residential community. Based on these concerns we do not support the rezoning for this proposed building project!
Fred and Barb Cook

Would you like to receive email communications and updates from the City of Fishers? Yes



Board Action Form

MEETING DATE	February 15, 2021			
TITLE	Consideration of a Rezone of 20.86 acres from PD to PUD-R. Property is located at the southeast corner of E. 126th Street and Brooks School Road. Project is known as The Preserve at Gray Eagle PUD and will consist of approximately 155 residential garden-style units, master down townhomes, and double ranch-style homes.			
SUBMITTED BY	Name & Title: Tony Bagato, Director of Planning & Zoning			
	Department: Community Development			
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 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 checked="" type="checkbox"/> 3 rd Reading
	Ordinance #: 011921		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			
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			
APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head		<input type="checkbox"/> Controller's Office	
	<input type="checkbox"/> Department Head		<input type="checkbox"/> Finance Committee	
	<input type="checkbox"/> Deputy Mayor		<input type="checkbox"/> Technical Advisory Committee	
	<input type="checkbox"/> Mayor		<input type="checkbox"/> Other:	

	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>Since late 2019, the City has been working with the Gray Eagle Golf Course and Gray Eagle community to find an economically feasible, long-term, viable solution to induce the golf course owners to keep the golf course open and improve it. As a result of the course owners working with JC Hart to develop a multi-family development on a portion of the current golf course property, there will be tax increment generated to help with the multi-family development and to fund improvements to the golf course.</p> <p>In exchange for the City issuing a developer-backed bond (purchased by the multi-family entity), and pledging TIF from the multi-family development to the repayment (no additional City backing) of the bonds, the golf course owner has agreed, among other benefits to the City to 1) operate as a golf course for 15 years, 2) perform certain improvements to the golf course, including a much updated, larger clubhouse, 3) provide the Gray Eagle HOA a right of first refusal for the golf course, and 4) transfer the golf course to the Gray Eagle HOA, if the northwest corner of the property is rezoned.</p> <p>First reading of the PUD is the first procedural step to approve the greater JC Hart multi-family/Gray Eagle Golf Course deal. The City will have additional opportunity to both review the PUD zoning designation and the terms of an economic development agreement with JC Hart and the golf course owners.</p> <p>On February 3, 2021, the Advisory Planning Commission recommended approval of the project as proposed.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Amend the PUD and send back to Planning Commission
	4.	Deny
PROJECT TIMELINE	N/A	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold 1 st Reading	
SUPPLEMENTAL INFORMATION (List all attached documents)	<ul style="list-style-type: none"> -Staff Report -Petitioner Packet -PUD Ordinance 011921 -Public Comment -Letters of Support 	