



# Council Action Form

<b>MEETING DATE</b>	February 21, 2021			
<b>TITLE</b>	Consideration of a rezone from R-2 to PUD-R for 50 single-family homes. Property is located at the northwest corner of Southeastern Parkway and E 113 <sup>th</sup> Street. Project is known as Courtyards of Fishers PUD, case #RZ-21-10			
<b>SUBMITTED BY</b>	Name & Title: Ross Hilleary, Assistant Director of Planning & Zoning			
	Department: Planning & Zoning			
<b>MEETING TYPE</b>	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
<b>ORDINANCE/RESOLUTION</b> (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 <sup>st</sup> Reading	<input type="checkbox"/> 2 <sup>nd</sup> Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 <sup>rd</sup> Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #: 122021A		Resolution #:	
<b>CONTRACTS</b> (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 <b>required</b> for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & <b>will provide contract</b> at a later date		<input type="checkbox"/> <b>No contract</b> for this item	
	<input type="checkbox"/> Contract <b>over</b> \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
<b>HAMILTON COUNTY</b> (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document <b>must</b> be recorded with the County Recorder's Office		<input type="checkbox"/> Document <b>does not need</b> recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days <b>prior to</b> filing with the County Recorders' Office			

<b>APPROVALS/REVIEWS</b>	<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>	
<b>BACKGROUND</b> (Includes description, background, and justification)	<p>Faegre Drinker LLP on behalf of Epcom Community, Inc. request a of a rezone from R-2 to PUD-R. The new zoning district will be known as “The Courtyards of Fishers PUD” and is generally located at the northwest corner of Southeastern Parkway and E 113<sup>th</sup> Street. The underlying zoning district for this PUD will incorporate the R5 – Residential Zoning District development standards found within the City’s Unified Development Ordinance (UDO), except as modified by the proposed ordinance. The project consists of 50 lots. Please reference the Petitioner Packet for the proposed Concept Plan and Illustrative Architecture Exhibit for the proposed homes to be built. Parcel ID: 13-16-05-00-00-004.001</p> <ul style="list-style-type: none"> <li>- Concept Plan and Home Elevations were approved at the February 9, 2022, Meeting, 4-0.</li> <li>- Plan Commission held a Public Hearing, and sends a favorable recommendation to City Council at the February 9, 2022, Meeting, 9-0.</li> </ul>	
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	Not applicable (N/A)
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	<b>Narrative:</b>	N/A
<b>OPTIONS</b> (Include <i>Deny Approval</i> Option)	1.	Hold a Final Reading
	2.	Continue to February 18, 2022, Council Meeting
	3.	Send back to Plan Commission
	4.	No Action
<b>PROJECT TIMELINE</b>	<p>December 20, 2021 – 1<sup>st</sup> Reading at City Council  February 9, 2022 –Architecture Review at PUD Committee  February 9, 2022 –Public Hearing at Plan Commission  February 21, 2022 – Proposed Final Reading at City Council</p>	
<b>STAFF RECOMMENDATION</b> (Board reserves the right to accept or deny recommendations)	<p>Staff recommends that Council approves the Rezone Request RZ-21-10 for the Courtyards of Fishers PUD, Ordinance #122021A as presented.</p>	
<b>SUPPLEMENTAL INFORMATION</b> (List all attached documents)	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Petitioner’s Packet</li> <li>3. Future Land Use Map</li> <li>4. Ordinance</li> </ol>	