

Ordinance No. 061923B

AN ORDINANCE AMENDING THE TEXT OF THE SANDSTONE / GRAY EAGLE PD
ORDINANCE NO. 100996B OF FISHERS, INDIANA

SECTION 1. DECLARATION

This is an ordinance approving a text amendment to the Sandstone / Gray Eagle PD Ordinance. The legal description of the subject portion of Parcel 9 is attached hereto and incorporated herein as Exhibit A (the "Real Estate").

SECTION 2. PURPOSE AND INTENT

This ordinance acknowledges that the Sandstone / Gray Eagle PD exists at the time of approval of this ordinance. This ordinance is intended to amend and expand the language of the existing Sandstone / Gray Eagle PD regarding development standards specifically pertaining to Parcel 9. This ordinance shall effect no change to the existing Sandstone / Gray Eagle PD unless those changes are explicitly outlined within this ordinance.

SECTION 3. ZONING

The zoning classification of the Real Estate shall remain PUD-R as previously approved by the City.

SECTION 4. USE REGULATIONS AND DEVELOPMENT STANDARDS

Exhibit C Development Guidelines is hereby amended to include the following as a new Section D.
GOLF CLUB USE REGULATIONS AND DEVELOPMENT STANDARDS:

- A. **General Regulations:** Section 3.2.3 R2 Residential District Standards shall not apply.
- B. **Use Regulations:** The regulations of *Chapter 5. Use Regulations* shall apply, except as modified herein.
 - 1. **Article 5.1 Allowed Property Uses and Maintenance Standards:** Shall apply except as modified below:
 - i. **Section 5.1.5 Permitted Use Table:** shall apply, except as modified below:
 - 1. Outdoor Recreation Uses shall be a permitted use on the Real Estate.
 - Bar/Restaurant Uses shall be a permitted use on the Real Estate. Specifically, the Real Estate may be developed as a golf practice facility, golf course, golf driving range (including Barrier Netting System, as defined herein), clubhouse, and restaurant.
 - 2. **Article 5.2 Residential Uses:** Shall not apply.
 - 3. **Article 5.3 Public & Institutional Uses:** Shall not apply.
 - 4. **Article 5.4 Commercial Uses:** Shall apply.
 - 5. **Article 5.5 Industrial Uses:** Shall not apply.
 - 6. **Article 5.6 Open Uses:** Shall not apply.
 - 7. **Article 5.7 Accessory Uses:** Shall apply.
 - 8. **Article 5.8 Temporary Uses:** Shall apply.
- C. **Development Standards:** The regulations of *Chapter 6. Development Standards* shall apply, except as modified herein.
 - 1. **Article 6.1 General Provisions:** Shall apply.
 - 2. **Article 6.2 Accessory Structure Standards:** Shall apply except as modified below:
 - i. A Barrier Netting System up to one hundred sixty (160) feet in height from the

base of the pole as installed on the ground, as shown on the Illustrative Netting Exhibit attached hereto and incorporated herein as Exhibit B shall be permitted. For purposes hereof, the term “Barrier Netting System” shall mean a system of specially-designed large nets that are attached together and to support poles, which system is primarily intended to contain golf balls that are hit from a golf driving range from straying beyond the designated golf driving range field. By way of example, the system may include nets, supporting poles, other necessary related appurtenances and lighting. Barrier Netting Systems are a permitted accessory use to the golf course and driving range located on the Real Estate.

- ii. **Sec. 6.2.5 Outdoor Dining Structures:** Shall apply except as modified below:
 1. Outdoor dining areas shall be adjacent to their tenant space.
 2. Outdoor dining shall be accessed through the primary tenant space.
 3. The dining area may be enclosed by a fence or wall enclosure that is complementary to the architecture of the primary structure and, if provided, shall be no less than 30 inches and no more than four (4) feet tall.
 4. To maintain a six-foot (6') wide sidewalk, where a sidewalk is provided adjacent to the dining area, in accordance with Article 6.12. Pedestrian Accessibility Standards, a wider sidewalk shall be installed to meet that development standard.
3. **Article 6.3 Architectural Design Standards:** Shall apply except as modified below.
 - i. The Illustrative Architectural Exhibit, attached hereto as Exhibit D, is hereby incorporated to illustrate conceptually the elements and anticipated character of the combined clubhouse and restaurant located on the Real Estate. The final architectural plans may vary from the Illustrative Architectural Exhibit; however, the location and quality of the combined clubhouse and restaurant shall be substantially similar in quality and character to that shown in the Illustrative Architectural Exhibit.
4. **Article 6.4 Entrance and Driveway Standards:** Shall apply.
5. **Article 6.5. Exterior Lighting Standards:** Shall apply except as modified below:
 - i. The Illustrative Lighting 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 lighting on the Real Estate. The final lighting plan may vary from the Illustrative Lighting Exhibit; however, the location and direction of lighting and the quality and quantity of fixtures shall be substantially similar in quality and character to that shown in the Illustrative Lighting Exhibit.
6. **Article 6.6 Height Standards:** Shall apply except as modified below:
 - i. The maximum height for any barrier netting poles shall be one hundred sixty (160) feet from the base of the pole as installed on the ground.
7. **Article 6.7 Landscaping Standards:** Shall apply.
8. **Article 6.8 Lot Standards:** Shall apply.
9. **Article 6.9 Non-Residential Open Space:** Shall not apply.
10. **Article 6.10 Outdoor Display & Storage Standards:** Shall apply.
11. **Article 6.11 Parking & Loading Standards:** Shall apply.
12. **Article 6.12. Pedestrian Accessibility Standards:** Shall apply.
13. **Article 6.13 Permitted Non-Residential Structure Standards:** Shall apply.
14. **Article 6.14 Property Identification Standards:** Shall apply.
15. **Article 6.15 Public Art Standards:** Shall not apply.
16. **Article 6.16 Setback Standards:** Shall not apply.
17. **Article 6.17 Signage Standards:** Shall apply.

18. **Article 6.18 Wall & Fence Standards:** Shall apply.
19. **Article 6.19 Water & Sewer Standards:** Shall apply.
20. **Article 6.20 Vision Clearance Standards:** Shall apply.

SECTION 5. PROCEDURES AND APPROVALS

The Sandstone / Gray Eagle PD, as hereby amended by this Amendment to the Sandstone / Gray Eagle PD, shall remain in full force and effect.

SECTION 6. APPROVAL

This Amendment to the Sandstone / Gray Eagle PD shall be in full force and effect from and after its passage by the City Council.

Adopted by the City Council of the City of Fishers, Indiana on this 18th day of September, 2023.

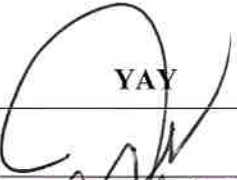


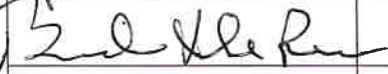


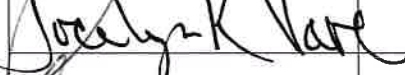


**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

061923B

YAY

NAY

ABSTAIN

	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 18th day of September 2023, at 8:27 AM.

ATTEST:


Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL


Scott A. Fadness, Mayor

September 18, 2023
DATE



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, 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." Lindsey Bennett

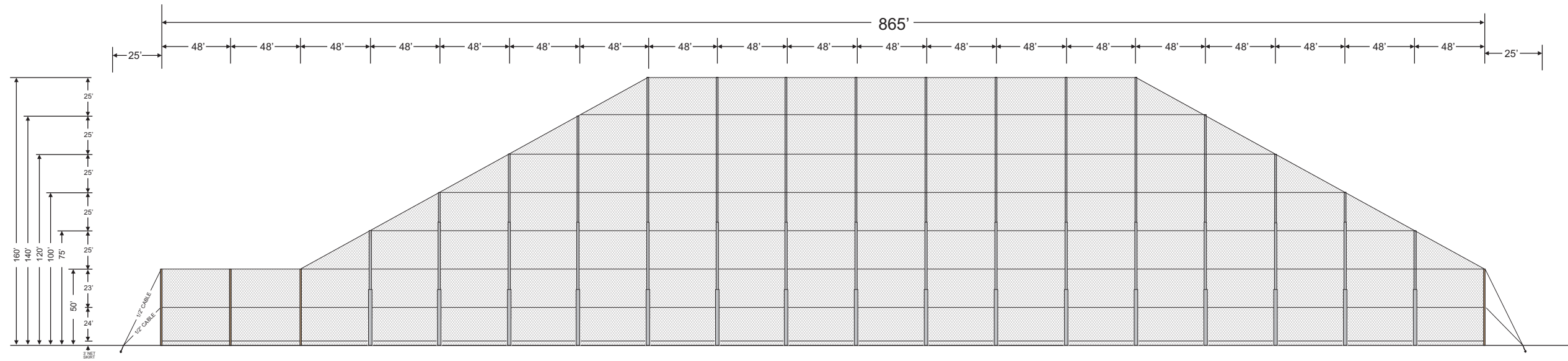
Exhibit A
Legal Description

Part of the East Half of the Northeast Quarter of Section 34, Township 18 North, Range 5 East of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana and described as follows:

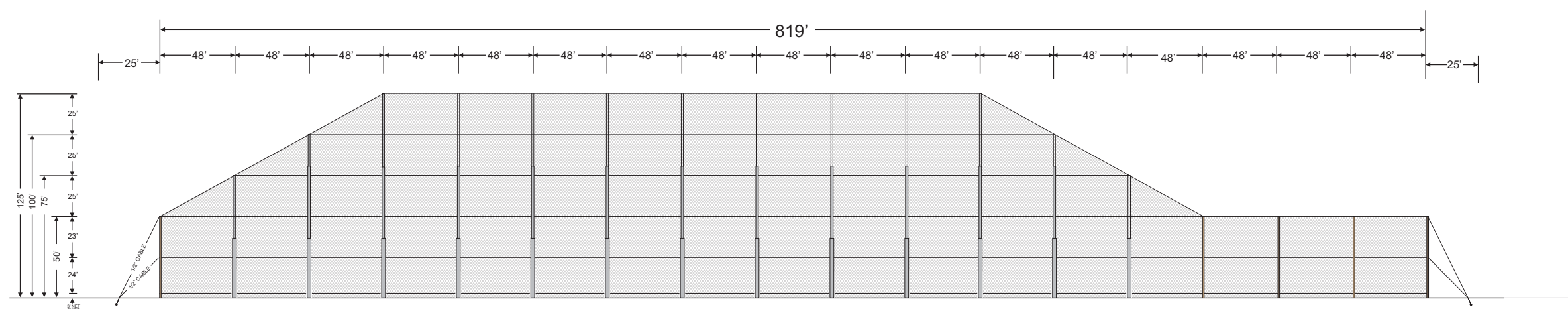
Beginning at the Northeast corner of the East Half of said Northeast Quarter; thence South 00 degrees 02 minutes 53 seconds East (bearings are based on a survey by Evergreen Planners, dated July 6, 1995 and recorded in the Office of the Hamilton County Recorder as Inst. No. 9165579) along the East line of said East Half a distance of 1311.00 feet to the extension of the southerly line of a tract of land conveyed to Mays Property management by Warranty Deed, recorded as Inst. No. 9506264 in the Office of the Hamilton County Recorder; thence South 89 degrees 25 minutes 19 seconds West along said southerly line of Mays and the extension of said line 1325.64 feet to the West line of the East Half of said Northeast Quarter; thence North 00 degrees 02 minutes 07 seconds West along said West line 1311.00 feet to the Northwest corner of said East Half; thence North 89 degrees 25 minutes 19 seconds East along the North line of said East Half a distance of 1325.35 feet to the Point of Beginning and containing 39.891 acres more or less.

Tax Parcel No. 19-11-34-00-00-005.000

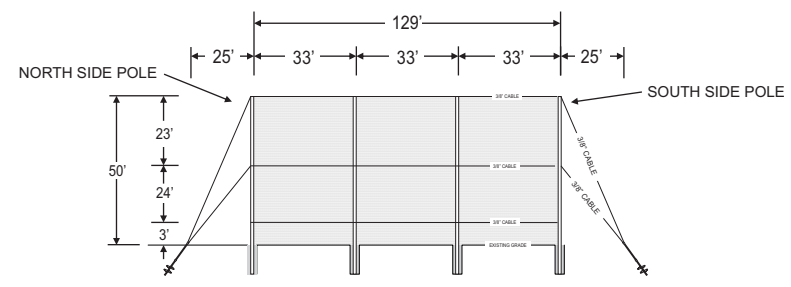
Exhibit B
Illustrative Netting Exhibit



ELEVATION SOUTH SIDE



ELEVATION NORTH SIDE



ELEVATION EAST SIDE

PROJECT NAME:

GRAY EAGLE
Fishers, Indiana

DATE: 3-27-2023

REVISIONS: NONE

CONCEPT DESIGN: GOLF RANGE NETTING
NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY
FORM WITHOUT WRITTEN PERMISSION FROM GOLF RANGE NETTING



40351 U.S. Highway 19 North Suite 303
Tarpon Springs, Florida 34689
727.938.4448 fax 727.938.4135

Exhibit C
Illustrative Architectural Exhibit



City Council Staff Report

Meeting Date: September 18, 2023

DEPARTMENT CONTACT:

Ross Hilleary, Director Planning & Zoning,
hillearyr@fishers.in.us

CASE NUMBER:

TA-23-3

PETITIONER:

Stephanie J. Truchan, as agent for Gray Eagle Golf, LLC

PROPERTY ADDRESS/LOCATION:

12500 Brooks School Rd

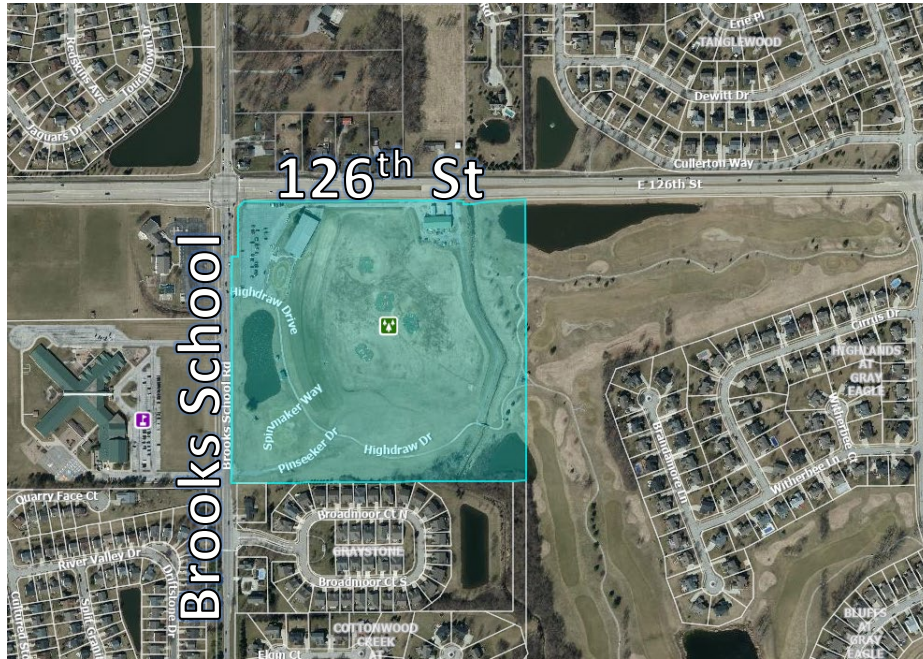
REQUEST:

Consideration of a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9.

EXISTING ZONING: Sandstone / Gray Eagle PUD	PROPOSED ZONING: Sandstone / Gray Eagle PUD	FISHERS 2040: Open Space
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LOT SIZE: 38 acres

LOCATION MAP



STAFF RECOMMENDATION

Approve Deny Continue

PETITION OVERVIEW:

Stephanie J. Truchan, as agent for Gray Eagle Golf, LLC requests a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9. The current allowed uses on Parcel 9 is limited to a Golf Club.

New Building & Restaurant – An Illustrative Architectural Exhibit for the new building is incorporated into this text amendment. These elevations were approved by the PUD Committee at their September 7, 2022 meeting. The new building will feature 1st and 2nd story hitting days and restaurant and bar.

Barrier Netting System - The barrier netting system would be allowed as an accessory structure to support the new golf club. The maximum height permitted would be 160 feet and includes large nets and support poles.

Lighting - An Illustrative Lighting Exhibit has been included in the text amendment and shows a maximum light level of 0.2 foot -candles at the property line of the adjacent residential properties (UDO allows for 0.5 foot-candles).

See Ordinance for additional details.

SURROUNDING LAND USE & ZONING:

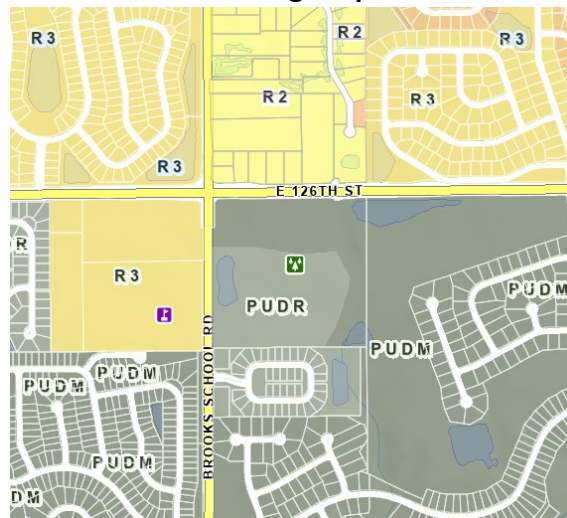
North: R2 Residential – Single Family

East: PUD-M (Sandstone Gray Eagle PUD) – Single Family

South: PUD-R (Graystone PUD) – Single Family

West: R3 Residential – Brooks School Elementary

Zoning Map



PLAN COMMISSION AND PUBLIC COMMENTS:

July 13th – Neighborhood meeting at Saxony Hall with Gray Eagle HOA and residents. Notice was posted on the HOA website. Residents who live directly adjacent to the golf course in Gray Eagle were mailed an additional letter. 22 people attended the meeting.

August 23rd – Neighborhood meeting with Graystone. The meeting minutes are provided as an attachment on the agenda. Questions about traffic and drainage were brought up from residents.

Petitioner has been in contact with several individuals directly and made site visits to discuss landscaping commitments through a private MOU.

At the time of writing this staff report we have received **four (4) written public comments:**

John Manning (12796 Whitebridge Dr) – Supportive of the project.

Lee Jackson (unknown address) – Concerned with height of nets and lighting. Staff provided lighting details to resident.

Julie Putman (12623 Broadmoor Ct S) – Feels the height of the nets is not appropriate for a residential area.

Danielle Stimac-Davis (12616 Chargers Ct) – Feels the a “Top Golf Experience” brings an unwanted aesthetic to the neighborhood, concerns on pedestrian/cycling safety with increased traffic.

On September 7, 2023, the Advisory Plan Commission, by a vote of 8 favor and 0 opposed; voted to send a favorable recommendation to City Council.

STAFF RECOMMENDATION:

The Fishers 2040 Plan identifies this area as Open Space. This designation is intended for lands that serve a recreational, public open space or ecological function. Lands in this designation are primarily publicly owned but can be in private ownership. Lands intended for the open space designation include parks, public plazas, natural areas, scenic lands, golf courses, cemeteries and large water bodies.

Staff is supportive of the proposed text amendment to allow for a barrier netting system and restaurant use on Parcel 9 of the Sandstone / Gray Eagle PUD.

STAFF RECOMMENDATION

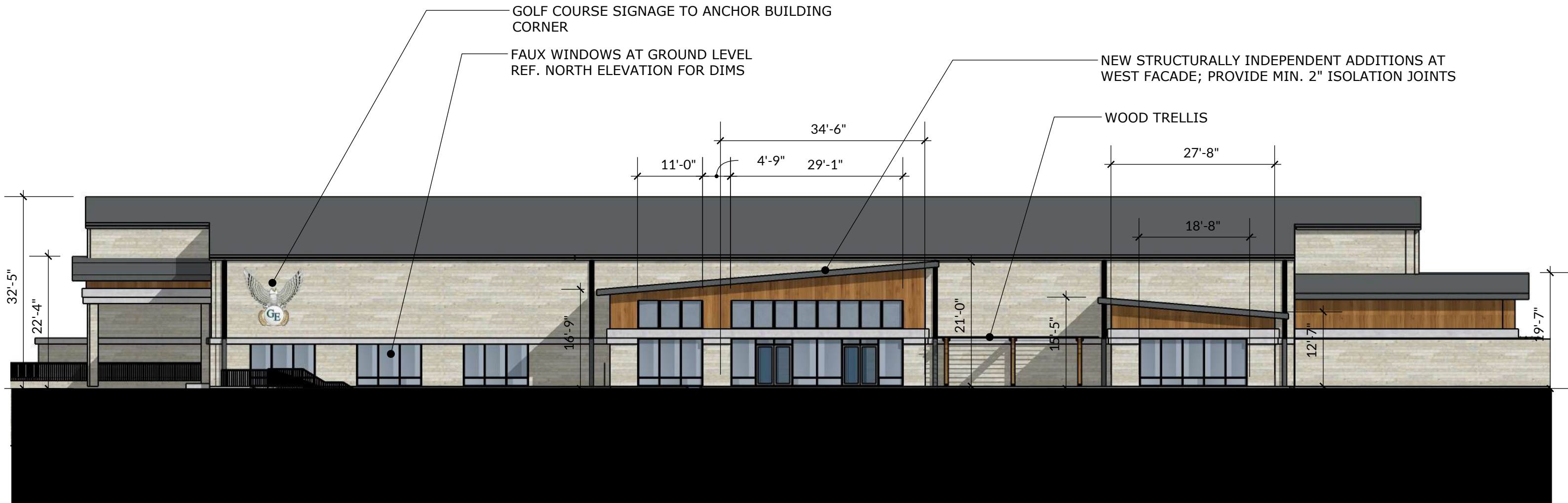
Approve Deny Continue











WEST ELEVATION | SCALE 1/16" = 1'-0"

FACADE MATERIALS

- MAIN CLADDING: THIN VENEER CAST-STONE (LIMESTONE LOOK; LARGE PANELS)
- UPPER TRIM CLADDING: THERMALLY MODIFIED WOOD SHIPLAP VERTICAL ORIENTATION
- TRIM: THIN VENEER CAST-STONE (PRECAST CONCRETE LOOK; CONT. DESIGN)

ADJUSTED PEMB DESIGN TO ALLOW FOR CLERESTORY WINDOWS AND MIN. 3'-6" EAVES ALL SIDES OF DINING SPACE

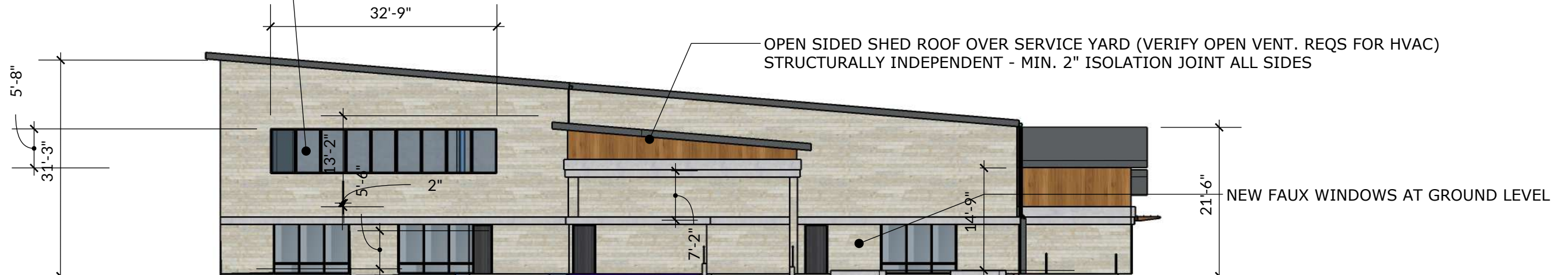
NEW WINDOW PATTERN AT HITTING BAYS (MATCH NORTH FACADE)



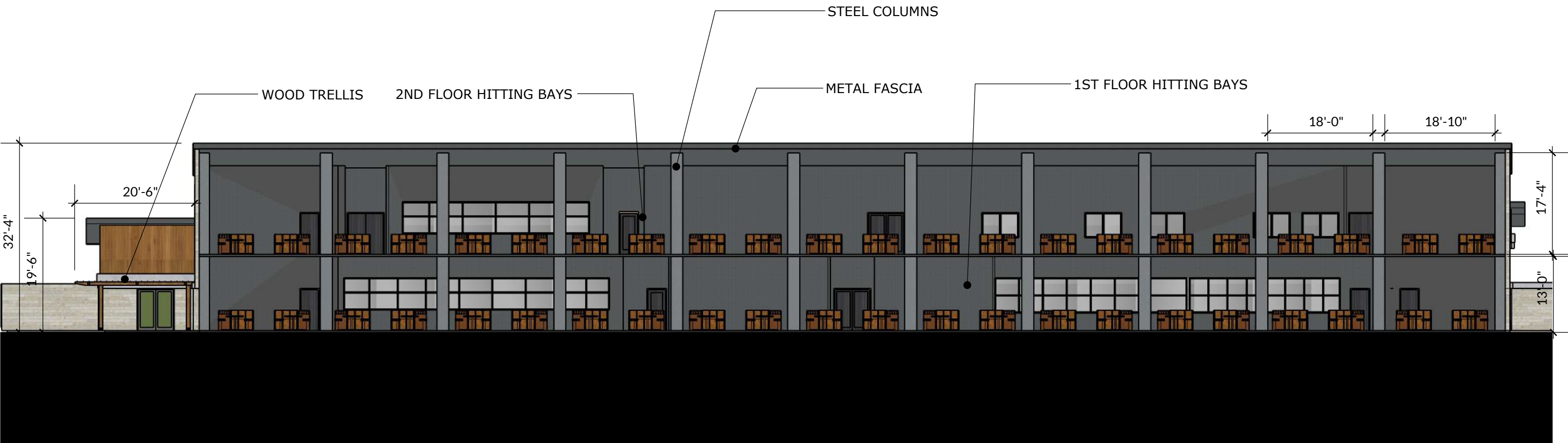
SOUTH ELEVATION | SCALE 1/16" = 1'-0"

NEW WINDOW PATTERNS AT HITTING BAYS

OPEN SIDED SHED ROOF OVER SERVICE YARD (VERIFY OPEN VENT. REQS FOR HVAC) STRUCTURALLY INDEPENDENT - MIN. 2" ISOLATION JOINT ALL SIDES



NORTH ELEVATION | SCALE 1/16" = 1'-0"



EAST ELEVATION | SCALE 1/16" = 1'-0"



THIN VENEER CAST STONE
LIMESTONE LOOK



THERMALLY MODIFIED
SHIPLAP WOOD
VERTICAL ORIENTATION



METAL FASCIA



THIN VENEER CAST STONE
TRIM



METAL GATE FOR THE
MECHANICAL YARD



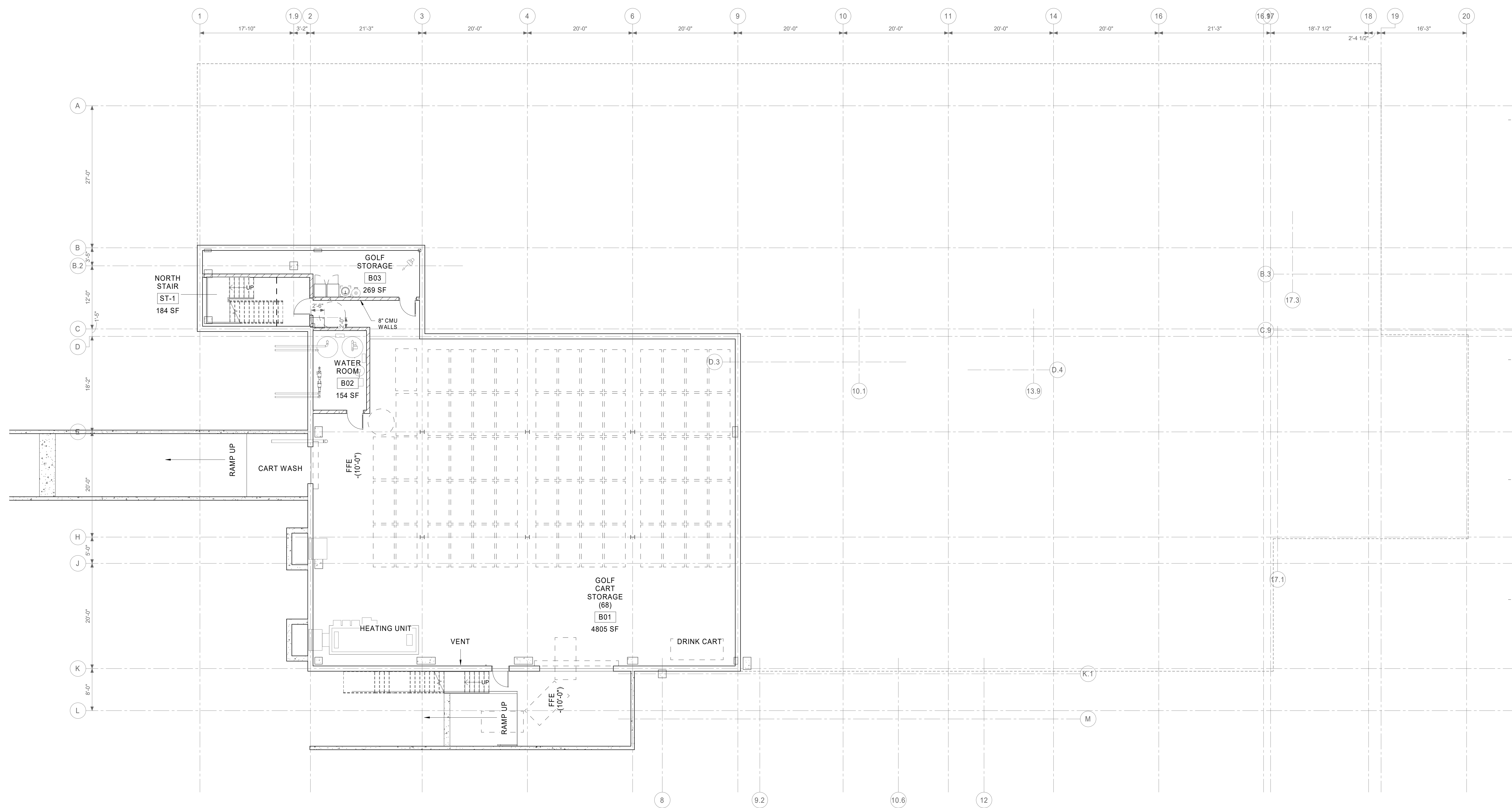
WOODEN TRELLIS



STANDARD ALUMINUM STOREFRONT
DOORS AND WINDOWS

FACADE MATERIALS

- MAIN CLADDING: THIN VENEER CAST-STONE (LIMESTONE LOOK; LARGE PANELS)
- UPPER TRIM CLADDING: THERMALLY MODIFIED WOOD SHIPLAP VERTICAL ORIENTATION
- TRIM: THIN VENEER CAST-STONE (PRECAST CONCRETE LOOK; CONT. DESIGN)



NOT FOR CONSTRUCTION

CERTIFICATION
 Design Development

Gray Eagle Golf Course

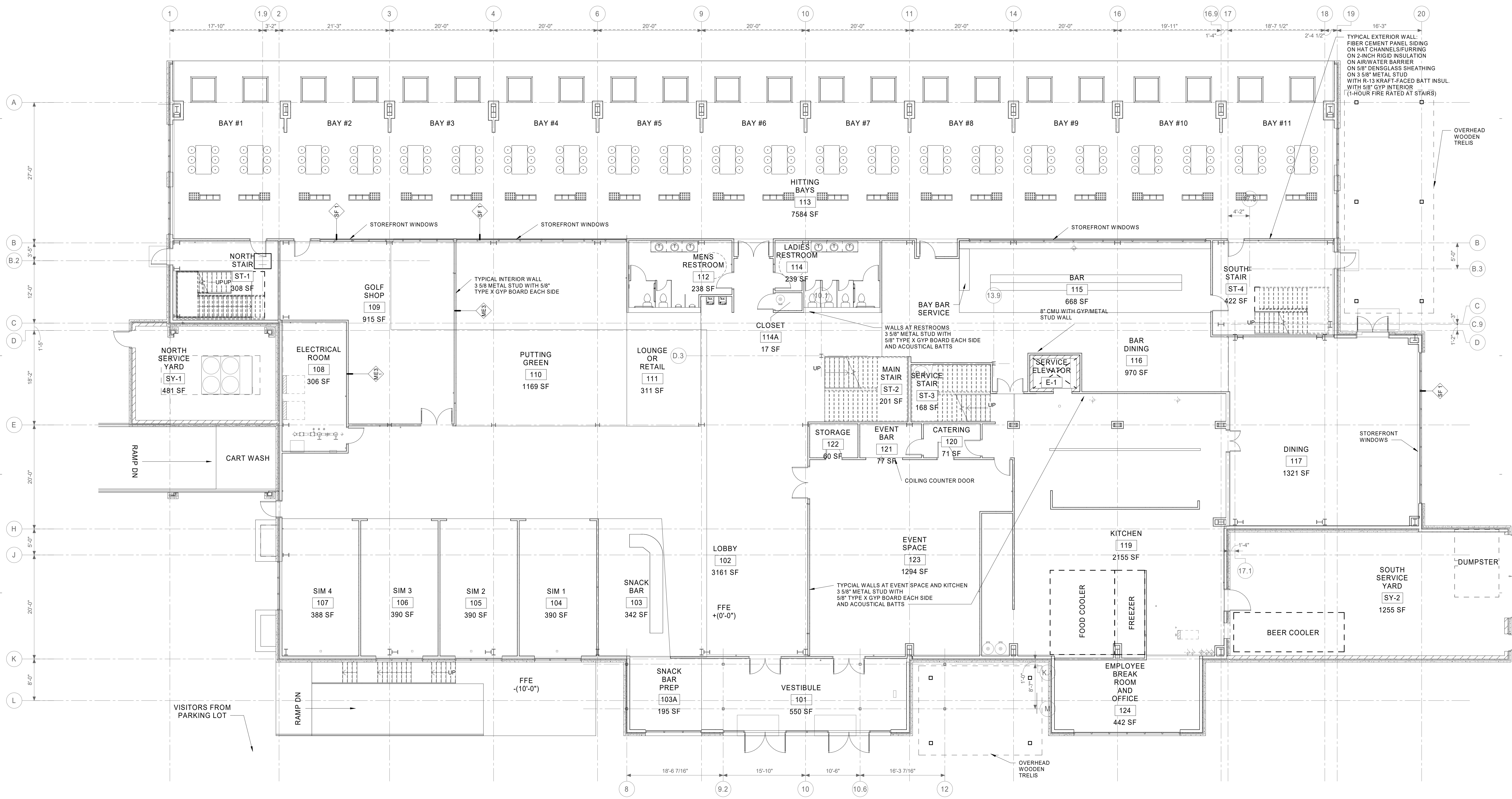
Fishers, IN 46037
 Project No.: 20A038
 Drawn By: Author
 Checked By: Checker
 Scale: See Drawing
 Issue Date: 09/19/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

1 Floor Plan
Basement Floor Plan
 NORTH
 A1.00
 1/8" = 1'-0"
 1/8" = 1'-0"

Basement Floor Plan

A1.00



1 Floor Plan
1st Floor Plan
 NORTH
 A1.01
 1/8" = 1'-0"
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

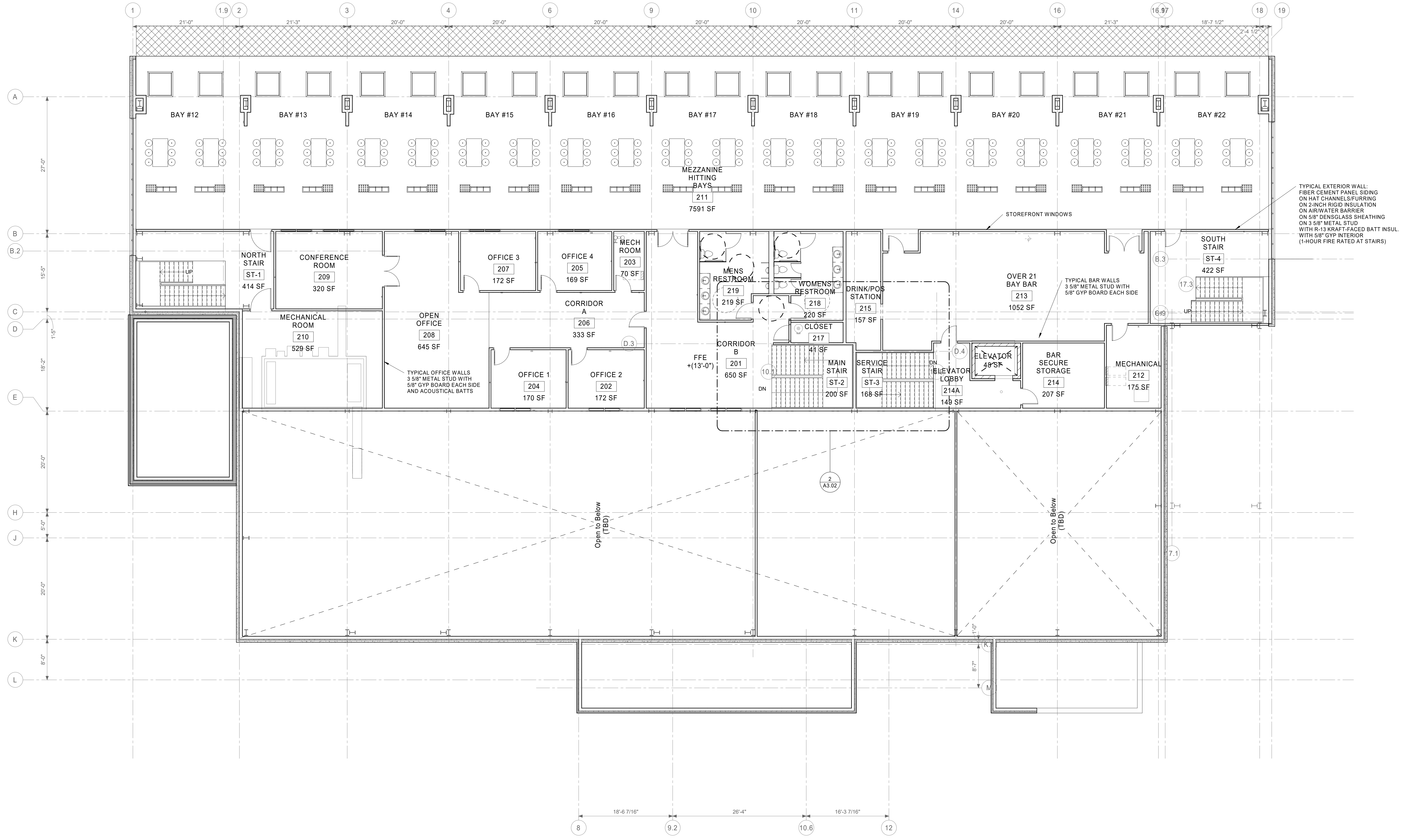
CERTIFICATION
Design Development

Gray Eagle Golf Course

Fishers, IN 46037
 Project No.: 20A038
 Drawn By: L. Chapman
 Checked By: Checker
 Scale: See Drawing
 Issue Date: 03/19/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

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NOT FOR CONSTRUCTION

CERTIFICATION
 Design Development

Gray Eagle Golf Course

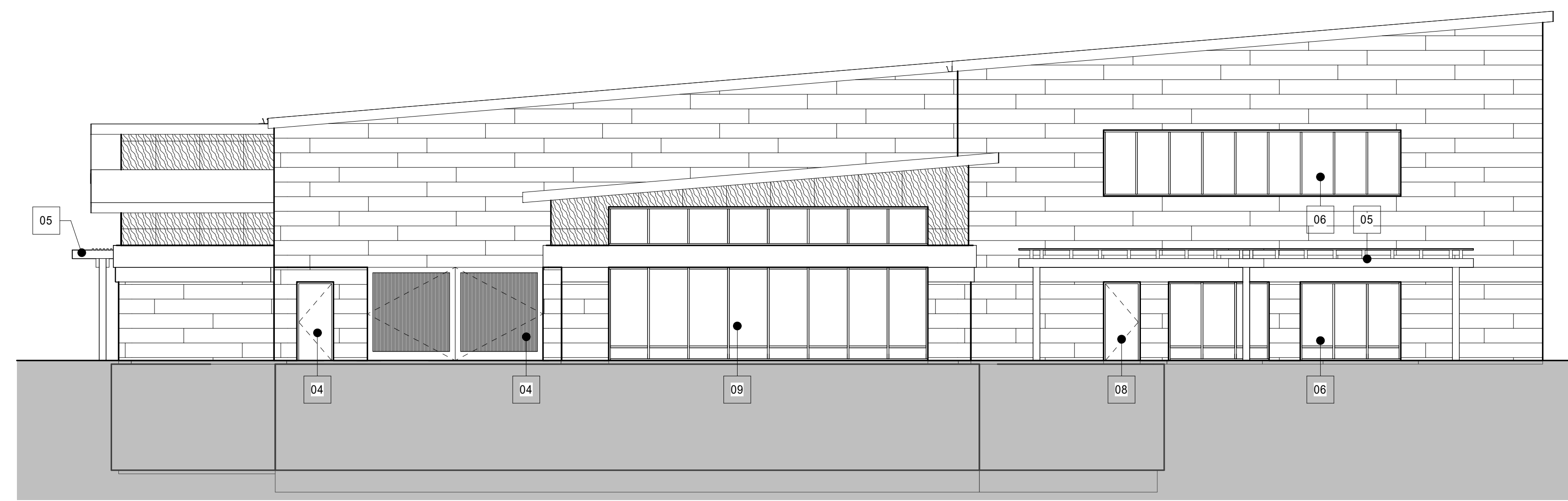
Fishers, IN 46037

Project No.: 20A038
 Drawn By: Author
 Checked By: Checker
 Scale: See Drawing
 Issue Date: 09/19/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

1 Floor Plan
2nd Floor Plan
 NORTH
 A1.02
 1/8" = 1'-0"
 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND			
ITEM	MATERIAL	AREA (SF)	PERCENTAGE
01	THIN VENEER CAST STONE	10,742	41
02	THERMALLY MODIFIED SHIPLAP WOOD	1421	5
03	THIN VENEER CAST STONE CORBELLING	1127	4.2
04	METAL GATE FOR MECHANICAL YARD	160	1
05	WOODEN TRELIS	3669	14
06	ALUMINUM STOREFRONT WINDOWS	6851	26
07	ALUMINUM STOREFRONT DOORS	111	.4
08	METAL DOORS	96	.4
09	METAL FASCIA	1311	5
10	STEEL COLUMNS	750	3
TOTAL		26,238	100%
11	Roof	28,077	



2 Exterior Elevation
South Elevation
A2.01 1/8" = 1'-0"

- TOP ROOF HEIGHT 31'-10"
- SECOND FLOOR WINDOW HEIGHT 21'-0"
- RESTAURANT ROOF HEIGHT 18'-11 3/8"
- WOODEN TRELLIS HEIGHT 10'-2 1/2"
- CORBEL HEIGHT 7'-2"
- SLAB ON GRADE 0'-0"



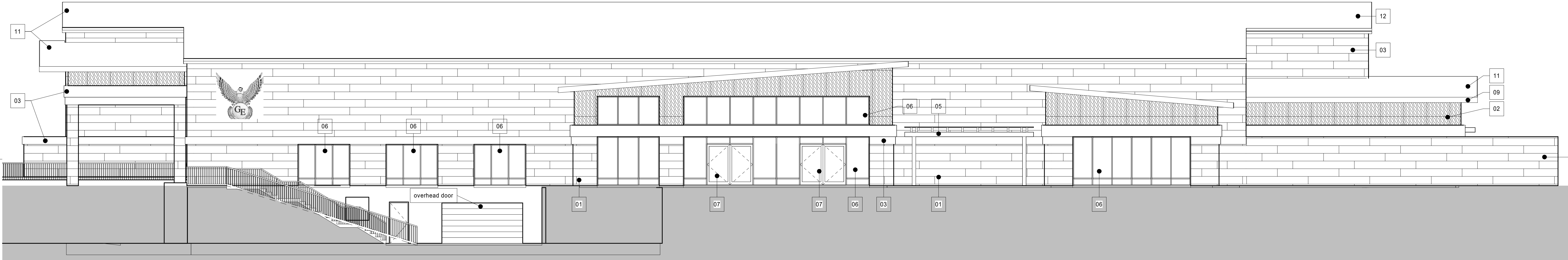
Architecture, Interior Design, Landscape Architecture
625 North Illinois Street
Indianapolis, Indiana 46204
P: 317.635.5030
F: 317.634.5400
W: www.browningday.com

R. N. Thompson Development Corporation
Owner
12500 Brooks School Road
Fishers, IN 46037
P: 317.845.2900
W:

Fink Roberts & Petrie, Inc.
Structural Engineer
3535 East 96th Street, Suite 126
Indianapolis, IN 46240
P: 317.872.8400
F: 317.876.2408
W: www.frpic.com

Applied Engineering Services
MEP Engineer
5975 Castle Creek Pkwy N Drive, Suite 300
Indianapolis, IN 46250
P: 317.810.4141
W: www.applied-e-s.com

Kimley-Horn
Civil Engineer
250 East 96th Street, Suite 580
Indianapolis, IN 46240
P: 317.218.9560
W: www.kimley-horn.com



4 Exterior Elevation
West Elevation
A2.01 1/8" = 1'-0"

- TOP ROOF HEIGHT 31'-10"
- ENTRANCE VESTIBULE ROOF HEIGHT 22'-0"
- KITCHEN OFFICE ROOF HEIGHT 27'-3 3/8"
- CLEARSTORY WINDOW HEIGHT 15'-6"
- STOREFRONT WINDOW HEIGHT 8'-6"
- CORBEL HEIGHT 7'-2"
- SLAB ON GRADE 0'-0"



3 Exterior Elevation
East Elevation
A2.01 1/8" = 1'-0"

- TOP ROOF HIGH END 31'-10"
- TOP ROOF LOW END 28'-2 7/8"
- 2ND FLOOR PARAPET BASE 11'-8"
- MECHANICAL YARD WALL HEIGHT 8'-6"
- SLAB ON GRADE 0'-0"

NOT FOR CONSTRUCTION

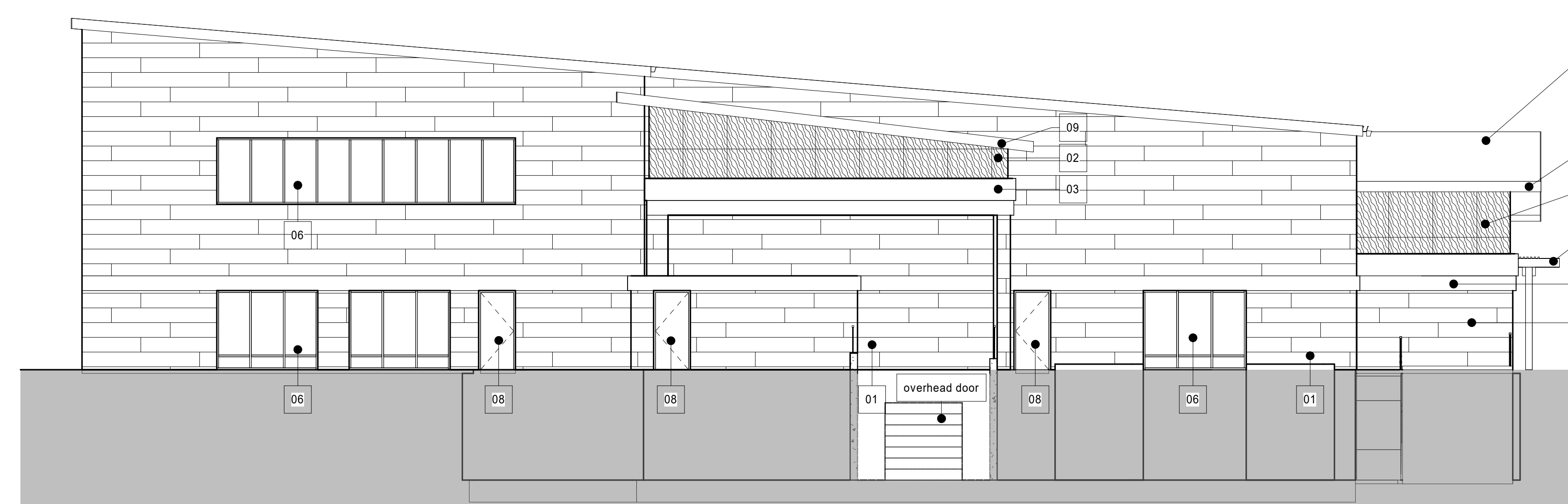
CERTIFICATION
Design Development

Gray Eagle Golf Course

Fishers, IN 46037

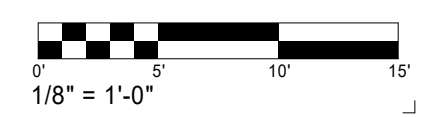
Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 03/19/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date



1 Exterior Elevation
North Elevation
A2.01 1/8" = 1'-0"

- TOP ROOF HEIGHT 31'-10"
- MECHANICAL YARD CANOPY HEIGHT 25'-1 7/8"
- SECOND FLOOR WINDOW HEIGHT 21'-0"
- MECHANICAL YARD CORBEL HEIGHT 12'-0"
- SLAB ON GRADE 0'-0"

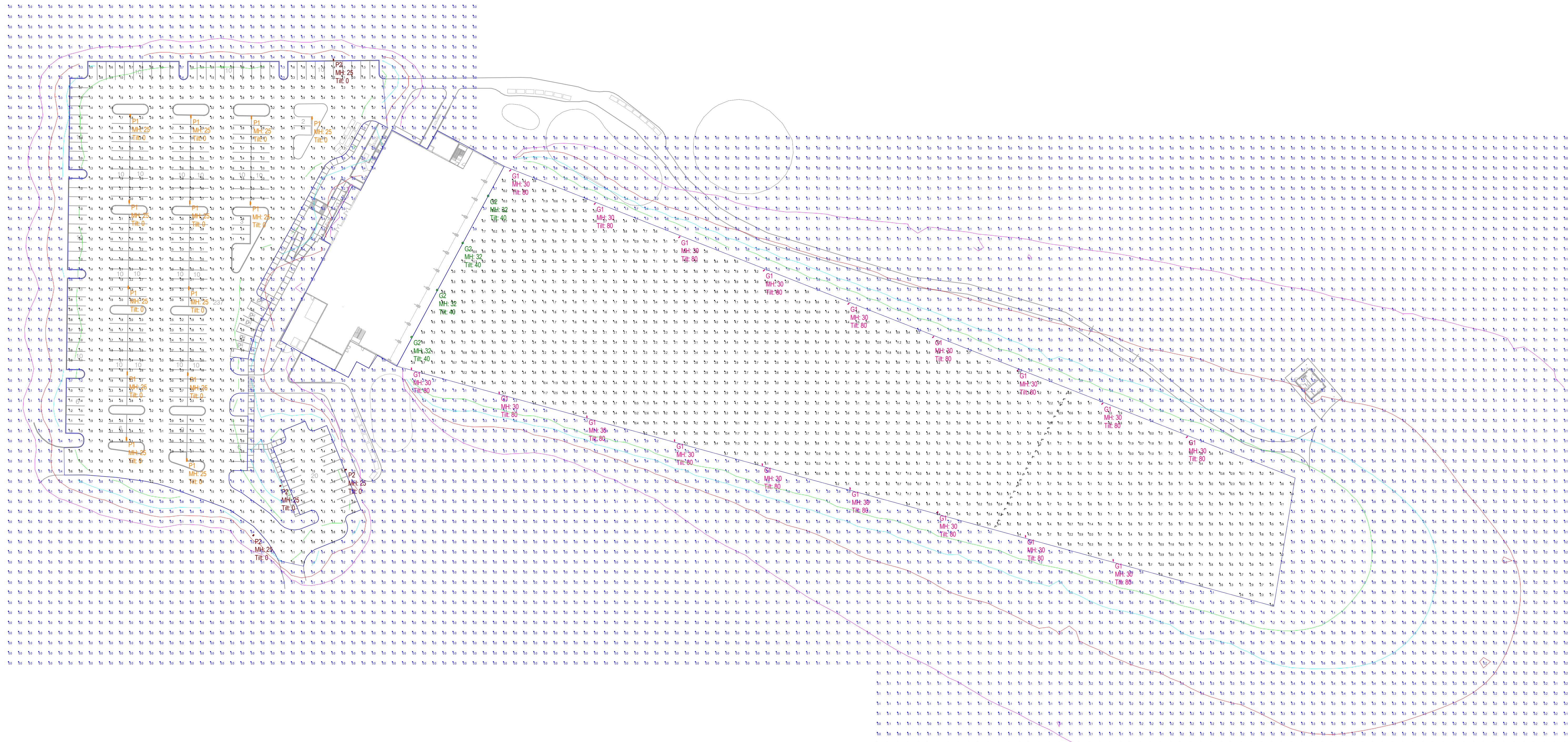


Elevations

A2.01

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Exhibit D
Illustrative Lighting Exhibit



PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM
 WWW.ESL-SPECTRUM.COM
 PHONE: 317.951.2300

Luminaire Schedule							
Project: 20220155-TB GRAY EAGLE GOLF CLUB - LIGHTING							
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Manufacturer Description
○	18	G1	Single	826.62	86124	0.850	HLO VFS-Y-126L-880-5K7-4-277-3C
○	4	G2	Single	418.53	48112	0.850	HLO VFS-Y-63L-440-5K7-6-277-3C
□	13	P1	Back-Back	68.4	8988	0.850	HLO ASL1-160L-70-3K7-3-U
□	4	P2	Single	68.4	6162	0.850	HLO ASL1-160L-70-3K7-3-BC

PLAN VIEW
 Scale: 1 inch= 50 Ft.

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES
 POINTS SHOWN ARE AT GRADE
 FIXTURE MOUNTING HEIGHTS ARE SPECIFIED NEXT TO FIXTURE AS "MH"

Calculation Summary							
Project: 20220155-TB GRAY EAGLE GOLF CLUB - LIGHTING							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
600 FT CALC @ Vertical Surface	Illuminance	Fc	32.37	54.2	20.4	1.59	2.66
FAIRWAY @ GRADE	Illuminance	Fc	5.51	13.9	1.5	3.67	9.27
PARKING LOT @ GRADE	Illuminance	Fc	1.97	3.6	0.5	3.94	7.20
PERIMETER @ GRADE	Illuminance	Fc	0.26	5.7	0.0	N.A.	N.A.

ESL-Spectrum's services are for estimation purposes only, and are not warranties.
 Final design and illumination levels must be determined and specified by an electrical engineer.
 Field results may differ from computer predictions because of many uncontrollable factors and adverse test conditions such as:
 line voltage variations, lamp performance, product manufacturing tolerances, and jobsite conditions.

THE FIXTURE TYPE(S) AND LAMPING(S) SPECIFIED ON THIS LAYOUT MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA AND PERFORMANCE DATA SHOWN.

Owner's Name
Owner

Street Number and Name
City, State and Zip
Phone: (317) 345-6789
Website: www.website.com

Structural Engineer's Name
Structural Engineer

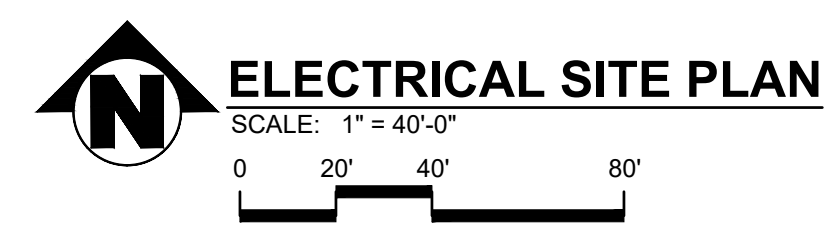
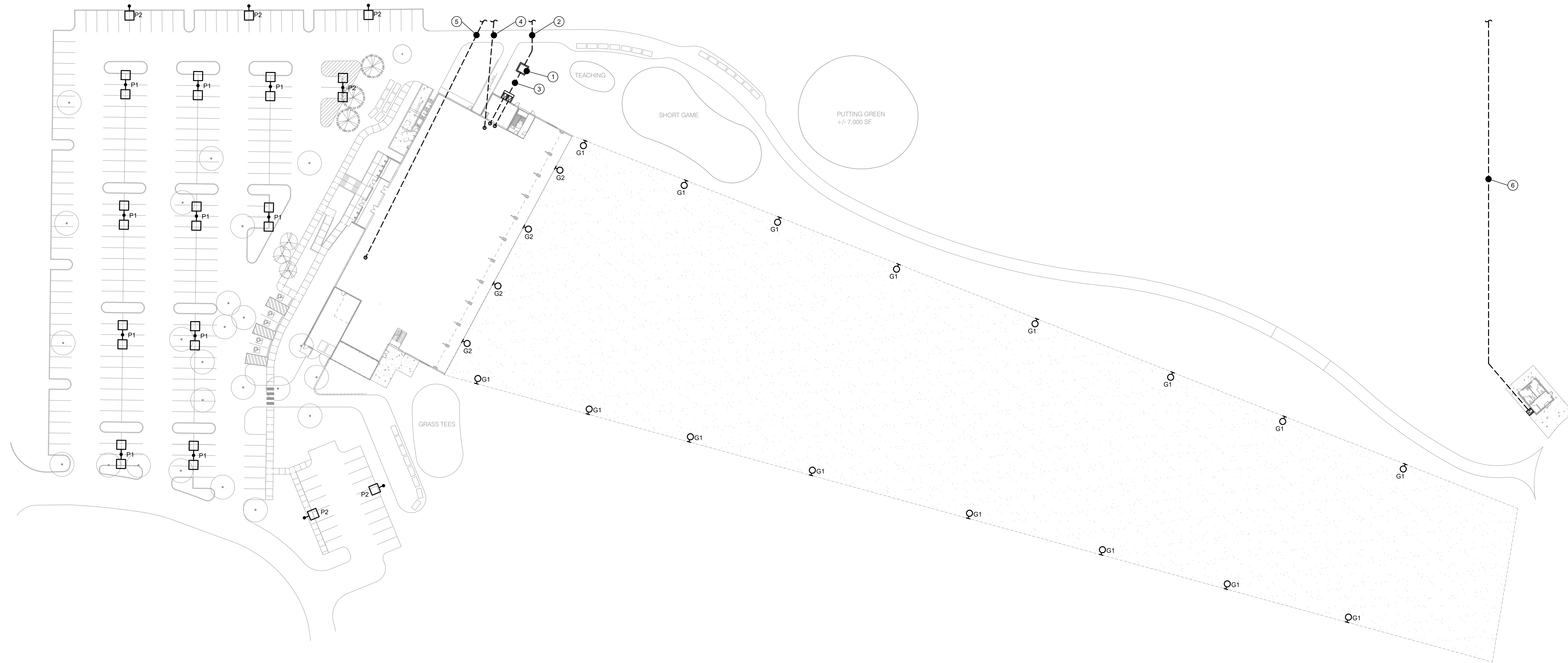
Street Number and Name
City, State and Zip
Phone: (317) 345-6789
Website: www.website.com

MEP Engineer's Name
MEP Engineer

Street Number and Name
City, State and Zip
Phone: (317) 345-6789
Website: www.website.com

Civil Engineer's Name
Civil Engineer

Street Number and Name
City, State and Zip
Phone: (317) 345-6789
Website: www.website.com



GENERAL NOTES:

1. SEE DRAWING E001 FOR SYMBOLS AND GENERAL NOTES.
2. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH UTILITY COMPANY PRIOR TO BEGINNING WORK.

PLAN NOTES:

1. PROVIDE BASE FOR UTILITY TRANSFORMER. COORDINATE BASE REQUIREMENTS WITH UTILITY STANDARDS.
2. PROVIDE 4" C TO UTILITY POLE FOR ELECTRICAL SERVICE. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. PRIMARY CONDUIT PROVIDED BY CONTRACTOR; PRIMARY CABLE AND TERMINATIONS PROVIDED BY UTILITY.
3. PROVIDE CABLE AND CONDUIT TO WIREWAY AT SERVICE METER BOXES. SEE SINGLE LINE DIAGRAM ON E701 FOR CONDUIT AND CABLE REQUIREMENTS.
4. PROVIDE (1) 4" C FROM UTILITY POLE TO MAIN ELECTRICAL ROOM FOR GOLF SHOP TELECOMMUNICATIONS.
5. PROVIDE (1) 4" C FROM UTILITY POLE TO SECOND FLOOR MECHANICAL / IT ROOM FOR TENANT TELECOMMUNICATIONS.
6. PROVIDE 4" C SECONDARY FROM UTILITY POLE-MOUNTED TRANSFORMER FOR ELECTRICAL SERVICE TO METER. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. SECONDARY CONDUIT AND CABLE PROVIDED BY CONTRACTOR; TERMINATIONS PROVIDED BY UTILITY.

NOT FOR CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 07/01/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

ELECTRICAL SITE PLAN

E2.01

Owner's Name
Owner

Street Number and Name
City, State and Zip
Phone: (317) 345-6789
Website: www.website.com

Structural Engineer's Name
Structural Engineer

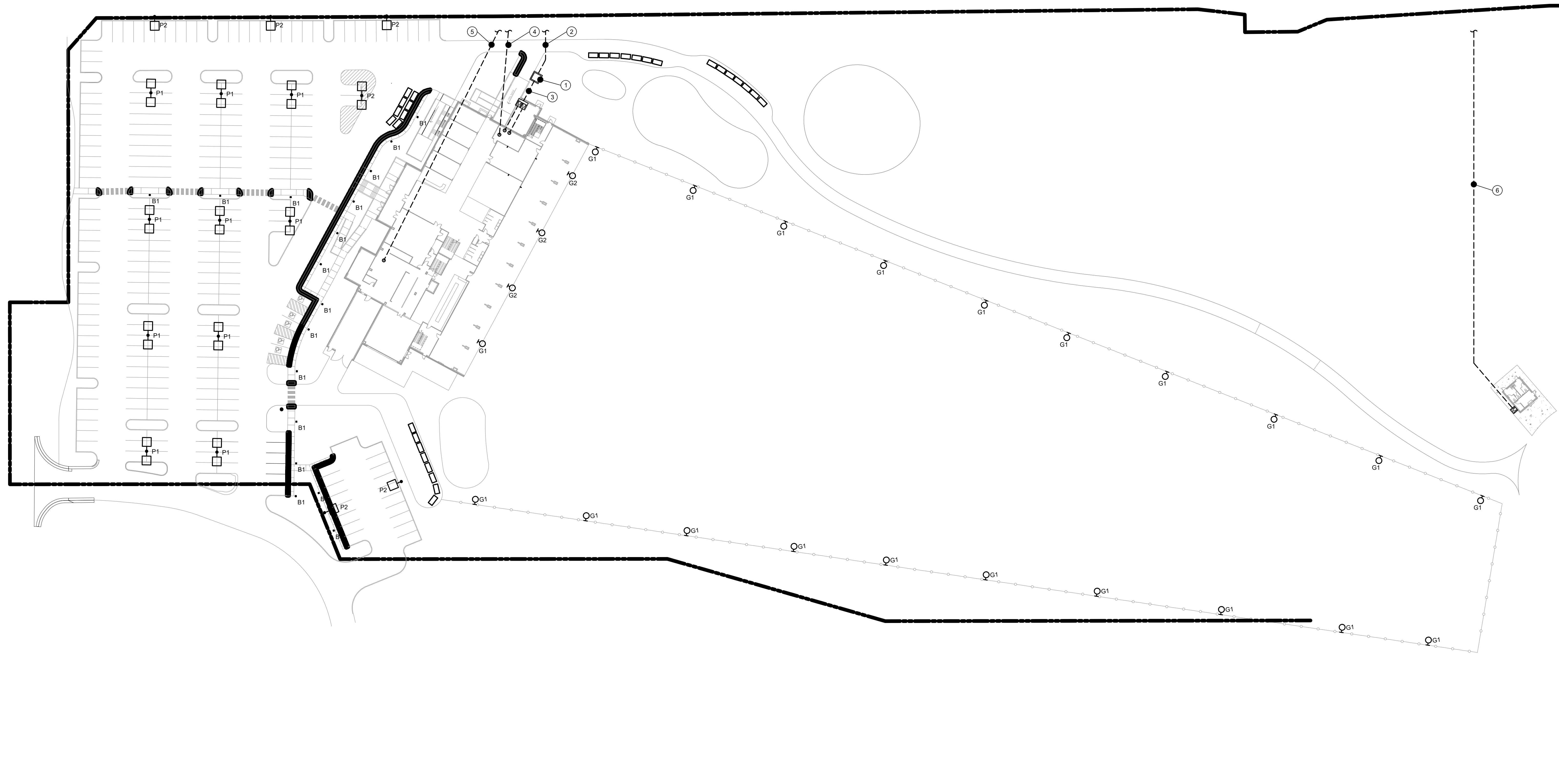
Street Number and Name
City, State and Zip
Phone: (317) 345-6789
Website: www.website.com

MEP Engineer's Name
MEP Engineer

Street Number and Name
City, State and Zip
Phone: (317) 345-6789
Website: www.website.com

Civil Engineer's Name
Civil Engineer

Street Number and Name
City, State and Zip
Phone: (317) 345-6789
Website: www.website.com



ELECTRICAL SITE PLAN
SCALE: 1" = 40'-0"
0 20' 40' 80'

GENERAL NOTES:

- SEE DRAWING E001 FOR SYMBOLS AND GENERAL NOTES.
- CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH UTILITY COMPANY PRIOR TO BEGINNING WORK.

PLAN NOTES:

- PROVIDE BASE FOR UTILITY TRANSFORMER. COORDINATE BASE REQUIREMENTS WITH UTILITY STANDARDS.
- PROVIDE 4" C TO UTILITY POLE FOR ELECTRICAL SERVICE. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. PRIMARY CONDUIT PROVIDED BY CONTRACTOR; PRIMARY CABLE AND TERMINATIONS PROVIDED BY UTILITY.
- PROVIDE CABLE AND CONDUIT TO WIREWAY AT SERVICE METER BOXES. SEE SINGLE LINE DIAGRAM ON E701 FOR CONDUIT AND CABLE REQUIREMENTS.
- PROVIDE (1) 4" C FROM UTILITY POLE TO MAIN ELECTRICAL ROOM FOR GOLF SHOP TELECOMMUNICATIONS.
- PROVIDE (1) 4" C FROM UTILITY POLE TO SECOND FLOOR MECHANICAL / IT ROOM FOR TENANT TELECOMMUNICATIONS.
- PROVIDE 4" C SECONDARY FROM UTILITY POLE-MOUNTED TRANSFORMER FOR ELECTRICAL SERVICE TO METER. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. SECONDARY CONDUIT AND CABLE PROVIDED BY CONTRACTOR; TERMINATIONS PROVIDED BY UTILITY.

NOT FOR CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

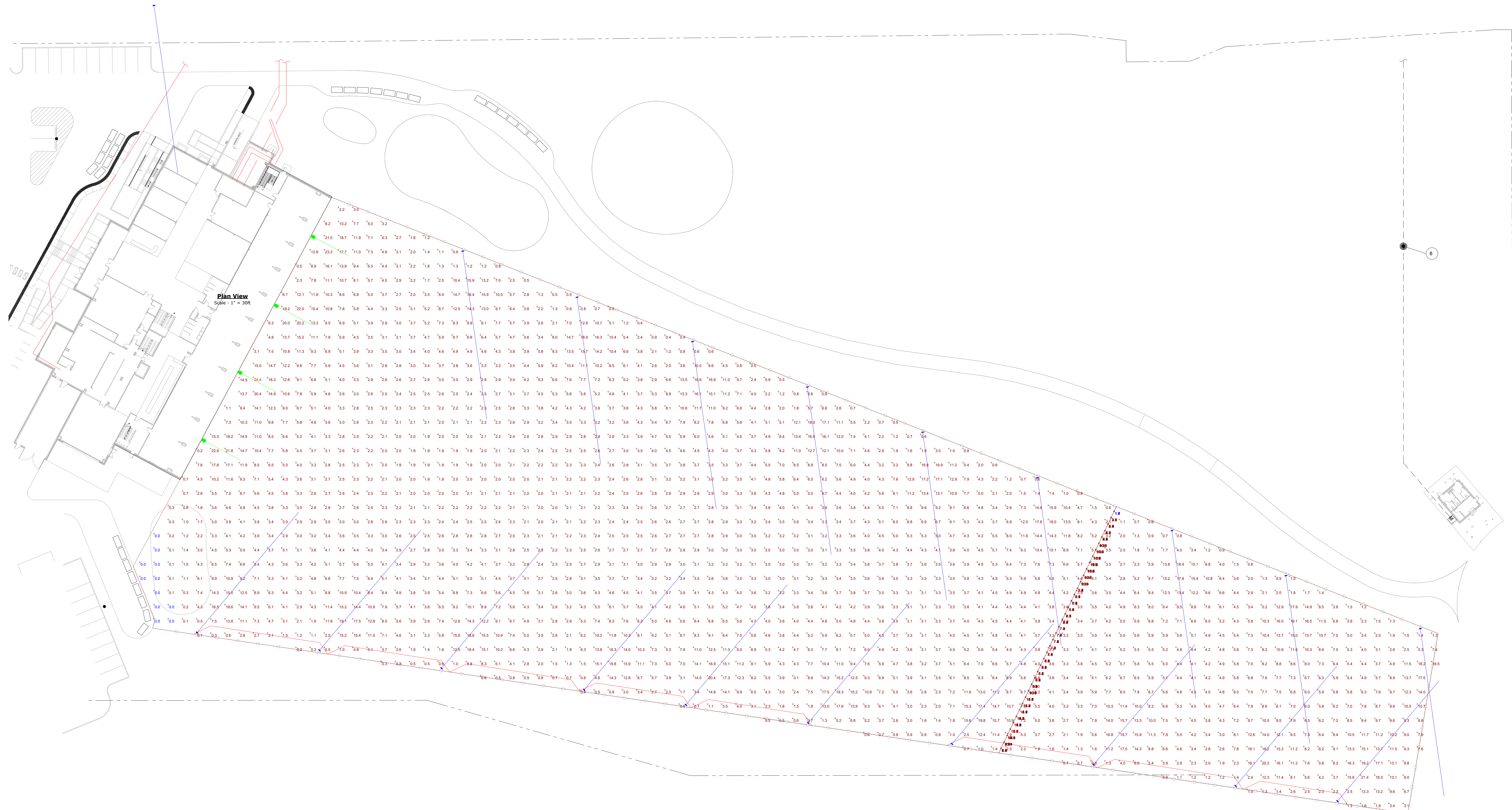
Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 07/01/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

ELECTRICAL SITE PLAN

E2.01



Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		20	HUBBELL LIGHTING	VFS-Y-126L-880-3K7-6-277-3C	SPORTS LIGHT 3K 126LEDS 6X6	1	86356	1	837.06	
	B		4	HUBBELL LIGHTING	VFS-Y-63L-440-3K7-6-277-3C	SPORTS LIGHT 3K 63LEDS 6X6	1	43178	1	418.53	

Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
RANGE	+	5.5 FC	24.4 FC	0.0 FC	N/A N/A
500 FT VERT	+	9.3 FC	18.2 FC	1.6 FC	11.4:1 5.8:1

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

INTERCEPT® VFS

ARENA/SPORTS FLOODLIGHT

FEATURES

- The Intercept® low glare shields provide industry leading glare reduction with minimal effect on light output
- Delivered lumens up to 90,000
- Scalable LED modules allow for an optimized configuration for various lumen output targets
- Up to 40°C ambient temperature rating
- Built in surge suppression adds an additional layer of protection for the luminaire's driver



RELATED PRODUCTS
SLS.HID # Matrix.MAE

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Heavy duty die-cast aluminum housing
- Light engine is thermally isolated from driver components
- UV stabilized polyester powder paint finish
- Horizontal and vertical aiming

INSTALLATION

- Heavy duty steel yoke mount secured with 1/2" bolt
- Fixture comes with horizontal and vertical protruders
- If a fixture is intended to be aimed above 90 degrees the glare control shields must be removed as they will fill with debris

ELECTRICAL

- Five distributions to maximize performance: 2x2, 3x3, 4x4, 5x5, 6x6
- 40°C TO 40°C operating temp range
- 20kA surge protection device standard
- 0-10V dimming driver standard, dimming leads must be extended for connection to control systems (CD option)
- 120-480V configurations 50/60Hz
- Driver RoHS compliant

CERTIFICATIONS

- IP66, listed to UL598 for use in wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)
- 5 year warranty
- See [UL Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	35,000-96,000
Wattage Range	440-880
Efficacy Range (LPW)	87-115
Weights lbs. (kg)	100 (45)

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

AIRO Micro Strike

AREA/SITE/ROAD LIGHTER

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The Airo includes a universal mounting block for easy pole installation or mast arm option for 2-3/8" OD roadway brackets
- Capable of replacing up to 1000w HD luminaires
- More Strike optical distributions of Type 2, 3, 4W or 5CW
- Tool-less entry option for easy installation and maintenance
- 15G rated for high vibration applications including bridges and overpasses



RELATED PRODUCTS
BARI.Ratio # BARI2.Ratio # Cimarron.LED

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TIG thermostol polyester powder-paint finish applied at nominal 2.5 mil thickness

OPTICS

- Extra optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver ES Type 2, 3, 4W and 5CW distributions
- Lens distributions are field rotatable (in 90° increments) or interchangeable for job-site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- 80, 90, or 100 mcdpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Tool-less entry to wing/driver compartment optional
- Universal mounting block works with #2 drill pattern
- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities
- Mast arm filler accessory or option available for 2-3/8" OD brackets with vertical fit of 1/8", 0" or 3/8"

ELECTRICAL

- Universal 20-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA and 10kV protection meeting ANSI/IEEE C101.2 Category C, High Imp Surge Location Category C2, Automatically senses future offline for protection when device is consumed

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136-41-2013 photocorrelator receptacle option available for best lock photocorrelator or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6'

- SiteSync™ wireless control system is available via 7-pin. See ordering information and details at [www.hubbellighting.com/siteSync](#)
- NX Distributed Intelligence™ available with in future wireless control module, features dimming and occupancy sensor

CONTROLS (CONTINUED)

- vxDCPS™ available with in future wireless control module, features dimming and occupancy sensor via 7-pin
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- IP65 optical assembly
- Meets DA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)
- 5 Year warranty
- See [UL Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,200-36,000
Wattage Range	25-255
Efficacy Range (LPW)	118-148
Weight lbs. (kg)	14.5-175 (6.6-8.0)

RTSP Round Tapered Steel Poles



Pole Shaft

The pole shaft is a one section design, each section being fabricated from standard 11 gauge (0.1196") steel. The pole shaft material is a weldable grade hot rolled commercial quality carbon steel with a guaranteed minimum yield strength of 55,000 psi after fabrication. Each section is one-piece construction with a full length longitudinal weld and is cylindrical in cross-section having a uniform taper of 0.14 inches of diameter change per foot of length.

Base Plate

The anchor base is fabricated from commercial quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 55,000 psi. The anchor base telescopes the pole shaft, and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

Bolt Circle: 10.5 (in.) **Dimension:** 11.0 (in.) **Thickness:** 0.88 (in.) **Conduit Opening:** 6 (in.)

Consult KW representative for non-standard dimensions.

Anchor Bolts

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A153. Fully galvanized anchor bolts are available upon request.

Handhole

An over reinforced gasketed handhole, having a nominal 4" x 6.5" inside opening, located at 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

Finish

Standard - The exterior surface is cleaned with an alkaline rinse to remove surface contaminants and shot blasted to specifications as published by the Steel Structures Painting Council Standards SSPC-SP10 (near white). The exterior surface is chemically pretreated with an iron phosphate conversion coating then rinsed with ambient fresh water containing special surfactants and sealers forming a dry tight micro-crystalline coating. A polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils is standard on all color finishes. The internal surface including the powder coated area at the base-end is coated with **WUPEC**, a thermoplastic hydrocarbon resin system specially formulated for application over untreated steel surfaces, to a thickness of 3 mils. The internal coating shall contain special corrosion inhibitors and is capable of passing 1000 hours of salt spray exposure (ASTM B117).

Series: RTSP - Round Tapered Steel Poles										
Nominal Height: 30' Base Diameter: 7.5" Gauge: 11										
Finish: BRZ - Standard - Bronze										
Height (ft.)	Pole Shaft (in.) x (in.) x (ft.)	Gauge	Handhole Size (in.)	Anchor Bolt (in.) x (in.) x (ft.)	Bolt Circle (in.)	80 MPH (ft.)	90 MPH (ft.)	100 MPH (ft.)	Ship Wt. (lbs.)	
30	7.5 x 3.3 x 30	11	4 x 6.5	1.00 x 3/8 x 4	10.5	22.1	17.5	13.9	265	
RTSP30-7.5-11-BRZ										



Terms and Conditions of Sale

TERMS
Net 30 days from the date of Company's invoice unless otherwise specified. A 1-1/2% per month late charge will be added to accounts past due.

PRICES
Published prices are subject to change without notice. Possession of price sheets in no way obligates Company to sell to the Purchaser possessing such price sheet. All orders are subject to final approval and acceptance by the Company. Once accepted and approved, orders will be billed at prices currently in effect at the time of invoicing, or at prices quoted by the Company and accepted by the Purchaser if the order involves an item or items covered by special quotation. THE MINIMUM INVOICE CHARGE SHALL BE \$50.00 NET.

DELIVERY

All goods sold are deliverable F.O.B. KW Industries, Inc., Sugar Land, Texas 77478.

TAXES

1 SITE LIGHTING SPECIFICATION - FIXTURES G1 G2

Scale: NTS

2 SITE LIGHTING SPECIFICATION - FIXTURES P1 P2

Scale: NTS

3 SITE LIGHTING SPECIFICATION - LIGHTING POLE

Scale: NTS

NOT FOR CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 07/01/2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Electrical Schedules

E6.01

INTERCEPT® VFS

ARENA/SPORTS FLOODLIGHT

FEATURES

- The Intercept® low glare shields provide industry leading glare reduction with minimal effect on light output
- Delivered lumens up to 90,000
- Scalable LED modules allow for an optimized configuration for various lumen output targets
- Up to 40°C ambient temperature rating
- Built in surge suppression adds an additional layer of protection for the luminaire's driver



RELATED PRODUCTS

- ⌘ [SLS HID](#)
- ⌘ [Matrix MAF](#)

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Heavy duty die-cast aluminum housing
- Light engine is thermally isolated from driver components
- UV stabilized polyester powder paint finish
- Horizontal and vertical aiming

INSTALLATION

- Heavy duty steel yoke mount secured with 3/4" bolt
- Fixture comes with horizontal and vertical protractors
- If a fixture is intended to be aimed above 90 degrees the glare control shields must be removed as they will fill with debris

ELECTRICAL

- Five distributions to maximize performance: 2x2, 3x3, 4x4, 5x5, 6x6
- -40°C TO 40°C operating temp range
- 20kA surge protection device standard
- 0–10V dimming driver standard, dimming leads must be extended for connection to control systems (CD option)
- 120–480V configurations 50/60Hz
- Driver RoHS compliant

CERTIFICATIONS

- IP66, listed to UL1598 for use in wet locations
- This product qualifies as a “designated country construction material” per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 year warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	35,000–96,000
Wattage Range	440–880
Efficacy Range (LPW)	87–115
Weights lbs. (kg)	100 (45)

INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

ORDERING GUIDE

Example: VFS-Y-63L-440-3K7-2-120-6C-CD-LGC

CATALOG # _____

Family	Mount	Engine Watts	CCT	Distribution	Voltage	Cord
VFS Flood Sports Lighting	Y Yoke	63L-440 440W, 45,000 lm	3K7 3000K, 70 CRI	2 2x2	120 120V	3C 3' Prewired SEOWA cord
	UMY Under Mount Yoke	84L-660 660W, 60,000 lm	4K7 4000K, 70 CRI	3 3x3	208 208V	6C 6' Prewired SEOWA cord
		126L-880 880W, 90,000 lm	5K7 5000K, 70 CRI	4 4x4	240 240V	12C 12' Prewired SEOWA cord ²
			57K7 5700K, 70 CRI	5 5x5	277 277V	
			4K8 4000K, 80 CRI	6 6x6	347 347V	
			5K8 5000K, 80 CRI	AV Aviation Optics ¹	480 480V	
			57K8 5700K, 80 CRI			
			4K9 4000K, 90 CRI			
			5K9 5000K, 90 CRI			
			57K9 5700K, 90 CRI			

Control Options	Options
CD Continuous dimming	LGC Less Glare Control
NXWE NX Fixture Module	SF Single Fuse
DMX DMX/RDM	DF Double Fuse
	GL Glass Lens

Notes:

- 1 Includes glass lens
- 2 12' cord is default option

OPTIONS AND ACCESSORIES

Accessories (Ordered Separately)

- VFSVISOR** Top Visor
- 93093927** Laser Aiming Assembly
- 93101964** Safety Cable
- ACC-O-HLOL-VFS-MTG-SF-LGS** Intercept Slip-Fit Adapter

DELIVERED LUMENS

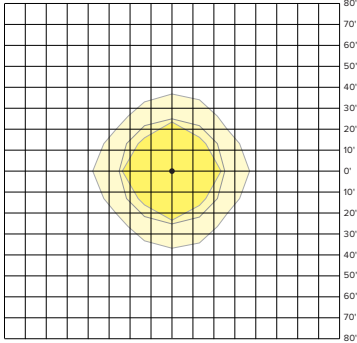
SERIES	NOMINAL WATTS	NEMA	BEAM ANGLE	FIELD ANGLE	5K (5000K NOMINAL, 70 CRI)			4K (4000K NOMINAL, 70 CRI)			3K (3000K NOMINAL, 70 CRI)		
					LUMENS	LPW	MAX BEAM CANDLEPOWER	LUMENS	LPW	MAX BEAM CANDLEPOWER	LUMENS	LPW	MAX BEAM CANDLEPOWER
VFS	440	2x2	13°x13°	29°x29°	39462	96	488476	38737	94	488476	35710	87	452279
		3x3	22°x22°	34°x34°	41852	101	278250	41083	99	278250	38042	92	278250
		4x4	45°x45°	62°x62°	43076	104	81987	42285	102	81987	39155	95	81987
		5x5	40°x40°	71°x71°	43202	105	77823	42408	103	77823	39269	95	77823
		6x6	75°x79°	104°x104°	48118	115	31763	47234	113	31763	43738	105	31763
		2x2	13°x13°	29°x29°	52616	94	488476	51649	93	488476	47826	86	488476
	660	3x3	22°x22°	34°x34°	55803	100	278250	54777	98	278250	50722	91	278250
		4x4	45°x45°	62°x62°	57435	103	81987	56380	101	81987	52206	94	81987
		5x5	40°x40°	71°x71°	57602	103	77823	56544	102	77823	52358	94	77823
		6x6	75°x79°	104°x104°	64158	115	31763	62978	113	31763	62978	113	31763
		2x2	13°x13°	29°x29°	70966	86	488476	77474	94	488476	71739	87	488476
		3x3	22°x22°	34°x34°	83704	101	278250	82166	99	278250	76084	92	278250
	880	4x4	45°x45°	62°x62°	86153	104	81987	84570	102	81987	78309	95	81987
		5x5	40°x40°	71°x71°	86403	105	77823	84816	103	77823	78537	95	77823
		6x6	75°x79°	104°x104°	96237	115	31763	94468	113	31763	87475	105	31763

INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

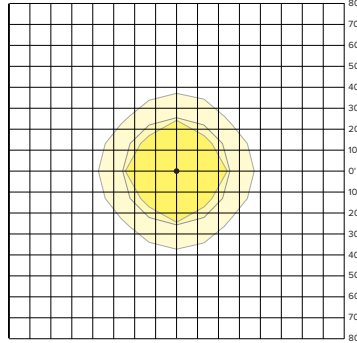
PHOTOMETRY

VFS-Y-126L-880-2



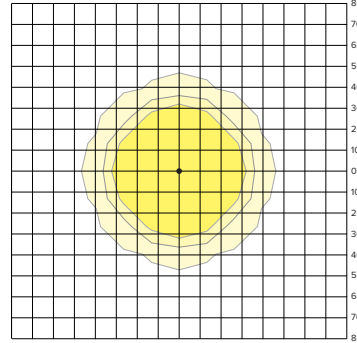
Mounting Distance: 60'

VFS-Y-126L-880-3



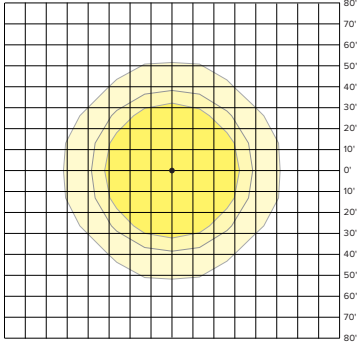
Mounting Distance: 60'

VFS-Y-126L-880-4



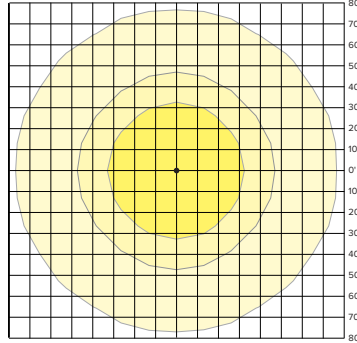
Mounting Distance: 60'

VFS-Y-126L-880-5



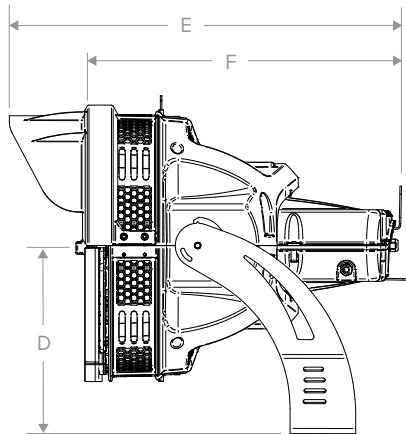
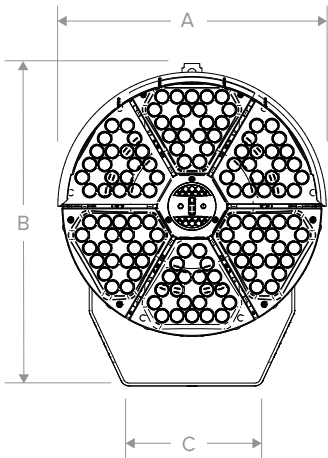
Mounting Distance: 60'

VFS-Y-126L-880-6



Mounting Distance: 60'

DIMENSIONS



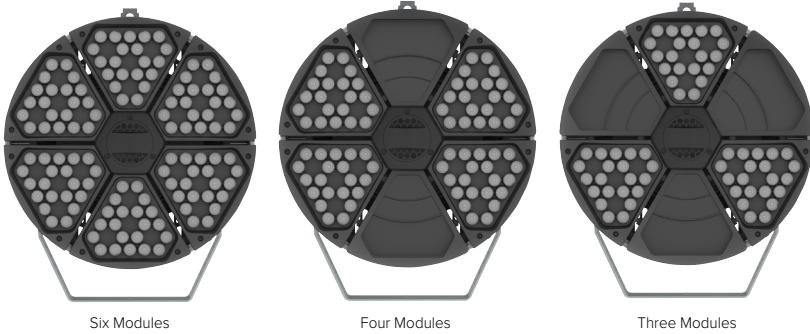
A	B	C	D	E	F	Weight	EPA
23.5"	28.3"	12.0"	15.6"	32.66"	26.32"	100 lbs	4.2 (with visor)
597 mm	719 mm	305 mm	401 mm	812 mm	668 mm	45 kg	3.9

INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

ADDITIONAL INFORMATION

MODULE TYPES

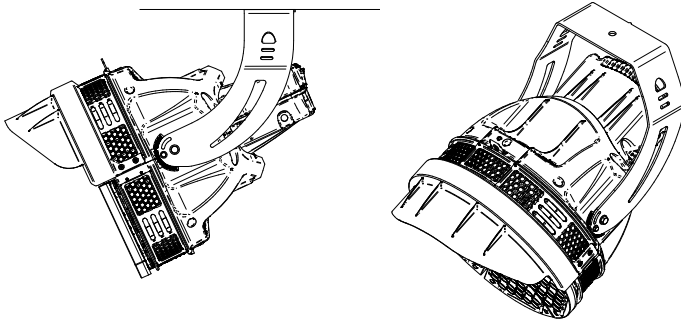


Six Modules

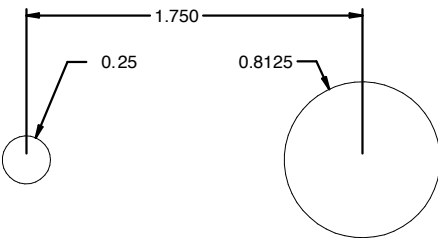
Four Modules

Three Modules

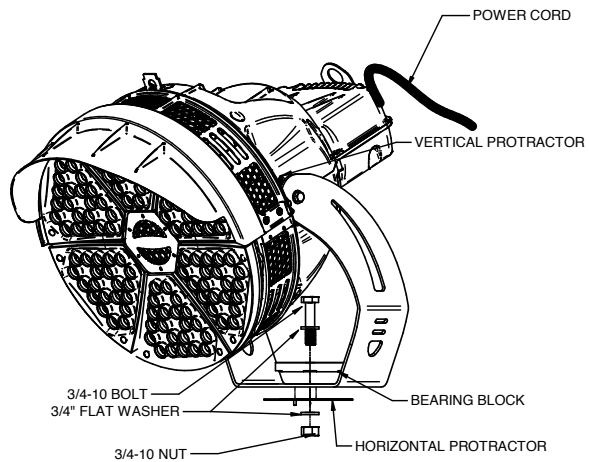
UNDER MOUNT YOKE



INSTALLATION DETAILS



Mounting pattern used for crossarm installation. Secondary hole is used to keep the horizontal protractor stationary. See [instruction sheet](#) for additional mounting details.





Council Action Form

MEETING DATE	September 18, 2023			
TITLE	Consideration of a text amendment to the Sandstone/Gray Eagle PUD to allow a barrier netting system. (TA-23-3)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #: 061923B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> 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 checked="" 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>This text amendment amends the Sandstone / Gray Eagle PUD (Ordinance 100996B).</p> <p>Stephanie J. Truchan, as agent for Gray Eagle Golf, LLC requests a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9. The current allowed uses on Parcel 9 is limited to a Golf Club.</p> <p>New Building & Restaurant – An Illustrative Architectural Exhibit for the new building is incorporated into this text amendment. These elevations were approved by the PUD Committee at their September 7, 2022 meeting. The new building will feature 1st and 2nd story hitting days and restaurant and bar.</p> <p>Barrier Netting System - The barrier netting system would be allowed as an accessory structure to support the new golf club. The maximum height permitted would be 160 feet and includes large nets and support poles.</p> <p>Lighting - An Illustrative Lighting Exhibit has been included in the text amendment and shows a maximum light level of 0.2 foot -candles at the property line of the adjacent residential properties (UDO allows for 0.5 foot-candles).</p> <p>See Ordinance for additional details.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Deny
	3.	Continue
	4.	
PROJECT TIMELINE	<p>June 19, 2023 - 1st Reading - City Council August 2, 2023 - Public Hearing / Recommendation - Plan Commission September 6, 2023 - Public Hearing / Recommendation - Plan Commission September 18, 2023 - Proposed Final Reading - City Council</p>	
STAFF RECOMMENDATION	Staff recommends that Council hold final reading and approve.	

(Board reserves the right to accept or deny recommendations)	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Staff Report 2. Ordinance