

ORDINANCE NO. 2018-03

**An Ordinance to Amend the Covenants
in an Established PUD Senior Housing Zoning Classification**

WHEREAS, THE HOBART CITY PLAN COMMISSION by a majority vote recommended that its **Petition No. 15-15D** be adopted and that the Council amend property covenants.

WHEREAS, Ordinance 2015-29 was adopted upon the recommendation of the City Plan Commission after public hearing rendered on June 27, 2016; and

WHEREAS, Ordinance 2016-17 was adopted upon the recommendation of the City Plan Commission after public hearing rendered on July 7, 2016; and

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart, Indiana:

SECTION 1. That, the City Zoning Ordinance No. 93-59 as amended and readopted as amended under Ordinance No. 2001-41 and entitled "Zoning Ordinance of the City of Hobart, Indiana", and particularly the zone maps which are made a part of said Ordinance No. 93-59, be and the same is hereby amended by making certain changes as follows:

By amending the covenants of the following described real estate:

Lake Park, Lot 1

Exhibit A: Covenants for RealAmerica PUD Senior Housing District

SECTION 2. The City Council now finds the PUD and the above amended covenants will not be injurious to the public health, safety, morals and general welfare of the community and the use or value of the area adjacent to the property included in this Ordinance will not be affected in a substantially adverse manner and the need for the change in zoning herein arises from a condition peculiar to the property involved and the condition is not due to the general condition of the neighborhood. The Council further finds that the strict application of the terms of the ordinance will constitute an unusual and unnecessary hardship if applied to the property herein if this rezoning were not granted and this rezoning does not interfere substantially with the comprehensive plan.

SECTION 3. The Common Council of the City of Hobart finds the amended covenants will take effect upon the following conditions being fulfilled by the owner:

All buildings or uses permitted and placed upon said described real estate shall fully conform to all the provisions of the Zoning Ordinance of the City of Hobart, Indiana and shall have obtained the proper permits.

SECTION 4. That the City Engineer and/or City Planner is hereby authorized and directed upon the enactment and approval of this Ordinance, to cause a change to be made to the covenants of the PUD Senior Housing Zone Classification, to make certain notations in ink thereof and to record the date of passage of this Ordinance.

SECTION 5. Since an emergency exists for the immediate taking effect of this Ordinance, the same shall be in fully force and effect from and after its passage by the Common Council of the City of Hobart; upon the approval of the Mayor of the City of Hobart Indiana; and as soon thereafter as otherwise provided for by law.

PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this

21st day of MARCH, 2018.



Brian K. Snedecor, Presiding Officer

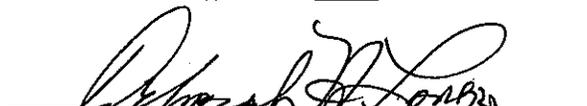
ATTEST:



Deborah A. Longer, Clerk-Treasurer

Presented by me to the Mayor of the City of Hobart, Indiana, for his approval and signature this

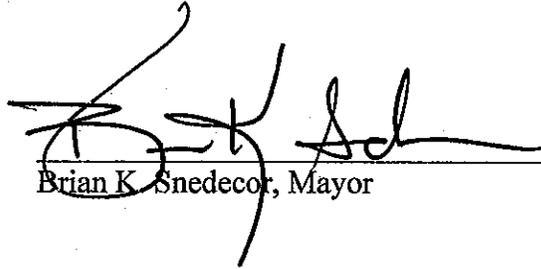
21st day of MARCH, 2018 at 7:00 o'clock P. M.



Deborah A. Longer, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 21st day of

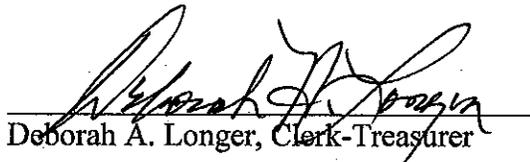
March, 2018.



Handwritten signature of Brian K. Snedecor in black ink, written over a horizontal line.

Brian K. Snedecor, Mayor

ATTEST:



Handwritten signature of Deborah A. Longer in black ink, written over a horizontal line.

Deborah A. Longer, Clerk-Treasurer

EXHIBIT A

REALAMERICA PUD SENIOR HOUSING DISTRICT

I. USE AND BULK REGULATIONS IN THIS PLANNED UNIT DEVELOPMENT.

(A) Use and bulk regulations applying specifically to this PUD are set forth in this subchapter.

(B) Also applying this PUD are additional regulations set forth in other subchapters and sections of this chapter of the Hobart Municipal Code as follows:

- (1) Section 154.004, Zoning districts, establishment and application;
- (2) Section 154.005, Rules and interpretation of district boundaries;
- (3) Section 154.006, General provisions and supplementary district regulations;
- (4) Section 154.007, Definitions;
- (5) Sections 154.295 et seq., Planned Unit Development Districts;
- (6) Sections 154.320 et seq., Mobile Homes and Mobile Home Parks;
- (7) Sections 154.355 et seq., Off-Street Parking and Loading;
- (8) Sections 154.375 et seq., Signs;
- (9) Sections 154.420 et seq., Site Plan, Tree Preservation and Site Plan
- (10) Sections 154.460 et seq., Non-conforming Uses and Non-conforming Buildings;
And
- (11) Sections 154.480 et seq., Administration and Enforcement.

(Prior Code, § 24-102) (Ord. 97-15; Ord. 2001-41)

Citations to the Hobart Municipal Code above shall to apply to the version of the code in effect at the adoption date of this ordinance and to any revision of said code shall apply to the same or similar subject which may be in acted in the future.

II. PURPOSE.

To develop and construct quality senior apartment housing with competitive rental rates through the use of Low Income Housing Tax Credits for senior aged individuals, and families who actively seek to live in growth areas with good retail, employment opportunities and within close proximity of a medical community. The high-quality single-story rental units and three-story rental unit are to be managed and operated by a highly trained and experienced individual(s) from RealAmerica, LLC.

III. PERMITTED USES.

The following listed uses are permitted within said REALAMERICA PUD SENIOR HOUSING DISTRICT provided the use does not violate any performance standards listed in the following section:

(A) Residential

- (1) Two (2)-single family up to eight (8)-single family attached residential dwelling units.
- (2) Multi-story residential dwelling unit complex.
- (3) Maximum number of permitted residential tenant rental units shall not exceed ninety-six (96).

(B) Recreational

- (1) Open or enclosed space privately operated and maintained for residential tenant use only, including picnic shelters, outdoor pavilions, parks, pools, mailboxes, etc.

(C) Accessory Structures and space

- (1) Single-story residential tenant rental units are permitted one attached structure (garage) shall not exceed three-hundred fifty (350) square feet.
- (2) Multi-story residential tenant rental structure shall house attached, enclosed accessory structures and space.

IV. LIMITATIONS OF USE.

Permitted uses in said REALAMERICA PUD SENIOR HOUSING DISTRICT are subject to the following additional limitations:

- (A) One registered resident tenant in each dwelling unit shall be an age of fifty-five (55) or older
- (B) No individual resident tenant in each dwelling unit shall be under the age of forty (40).
- (C) No individual tenant shall cause to increase the School City of Hobart student population.
- (D) Any guest of registered resident tenant shall not exceed visitation status for more than two (2) weeks per year.

- (E) Home occupation with the intent to cause on site client visitation for delivery of goods or services is prohibited, excluding any on site resident tenant occupation for goods or services delivered off site.
- (F) Detached accessory structures (garages, shed, storage facility, etc.) are prohibited

V. MAXIMUM LOT SIZE.

Maximum lot size for said REALAMERICA PUD SENIOR HOUSING DISTRICT is as follows:

- (A) Eight and a half (8.5) acres

VI. MAXIMUM FLOOR AREA RATIO.

Maximum floor area ratio in said REALAMERICA PUD SENIOR HOUSING DISTRICT of all buildings and structures on said shall not exceed 0.4.

VII. MINIMUM RESIDENTIAL UNIT FLOOR AREA.

Minimum residential floor area per dwelling unit in said REALAMERICA PUD SENIOR HOUSING DISTRICT of all buildings and structures shall be as prescribed:

- (A) One bedroom
 - (1) Seven-hundred ten (710) square feet of living space
- (B) Two bedroom
 - (1) Eight-hundred ninety (890) Square feet of living space

VIII. MINIMUM FRONT YARD

Minimum front yard requirements for said REALAMERICA PUD SENIOR HOUSING DISTRICT are as follows:

- (A) Residential structures under fifteen (15') in height:
 - (1) Thirty (30') feet from said PUD property lot line.
 - (2) Thirty (30') feet from public right-of-ways.
 - (3) Fifteen (15') feet from private right-of-ways.
- (B) Residential structures over fifteen (15') in height:

- (1) Sixty-five (65') feet from said PUD property lot line.
- (2) Sixty-five (65') feet from public right-of-ways.
- (3) Thirty (30') feet from private right-of-ways.

IX. MINIMUM SIDE YARD

Minimum side yard requirements for said REALAMERICA PUD SENIOR HOUSING DISTRICT are as follows:

(A) Residential structures under fifteen (15') in height:

- (1) Ten (10') feet from any adjacent and unattached residential structure.
- (2) Thirty (30') feet from said PUD property lot line.
- (3) Thirty (30') feet from public right-of-ways.
- (4) Thirty (30') feet from private right-of-ways.

(B) Residential structures over fifteen (15') in height:

- (1) Thirty (30') feet from any adjacent and unattached residential structure.
- (2) Sixty-five (65') feet from said PUD property lot line.
- (3) Sixty-five (65') feet from public right-of-ways.
- (4) Thirty (30') feet from private right-of-ways.

X. MINIMUM REAR YARD

Minimum rear yard requirements for said REALAMERICA PUD SENIOR HOUSING DISTRICT are as follows:

(A) Residential structures under fifteen (15') in height:

- (1) Twenty (20') feet from any unattached residential structure.
- (2) Thirty (30') feet from said PUD property lot line.
- (3) Thirty (30') feet from public right-of-ways.
- (4) Thirty (30') feet from private right-of-ways.

(B) Residential structures over fifteen (15') in height:

- (1) Twenty (20') feet from any adjacent and unattached residential structure.
- (2) Seventy- five (75') feet from said PUD property lot line.
- (3) Seventy- five (75') feet from public right-of-ways.
- (4) Thirty (30') feet from private right-of-ways.

XI. HEIGHT STANDARDS.

Maximum Building Height for said REALAMERICA PUD SENIOR HOUSING DISTRICT shall be determined by the vertical distance from the curb level, or its equivalent, opposite the center of the front of the structure to the highest point of the exterior of the structure and comply with the following:

- (A) Single story resident tenant structures, including all accessory structures, shall not exceed fifteen (15') feet in height.
- (B) Multi-level resident tenant structures shall not exceed forty feet (40') in height.

XII. DESIGN STANDARDS.

Minimum Design Standards for said REALAMERICA PUD SENIOR HOUSING DISTRICT shall meet all design standards requirements listed to foster the maintenance of an attractive, healthful, efficient and stable neighborhood environment.

(A) Material, structure.

- (1) Minimum of fifty percent (50%) brick and or stone combination shall be maintained on all exterior resident tenant structures, and/or attached accessory structures in any combination of vertical and horizontal setting for buildings:
One (address: 51 10th St.)
Seven (addresses: 130, and 132 10th Ct.)
Eight (addresses: 1006, 1008, 1012, 1014, and 1018 Real America Dr.)
Nine (addresses: 127 and 129 W. 11th Pl.)
Ten (addresses: 101, 103, 105, 109, 111 and 113 11th PL.)
- (2) Minimum of fifty percent (50%) brick and or stone combination shall be maintained on the façades of the primary entrances of all exterior resident tenant structures, and/or attached accessory structures in any combination of vertical and horizontal setting for buildings:
Two (addresses: 114, 116, and 120, 10th Ct.)
Three (addresses: 122, 124, 126, and 128 10th Ct.)

Four (addresses: 1009, 1011, 1015, 1017, 1019 and 1021 Real America Dr.)

Five (addresses: 115, 117, 119, 121, and 123 10th Ct.)

Six (addresses: 102, 104, 106, 108, 110, and 112 11th PL.)

Three (addresses: 122, 124, 126, and 128 10th Ct.)

- (3) All buildings and structures shall meet Gold Rating National Green Standards, or equivalent.

(B) SIGNS

- (1) One (1) monument sign shall be permitted at each entrance adjacent to a public or private access right-of-way.
- (2) Monument signs shall carry an information face not to exceed twelve (12) square feet in area and not exceed than six (6) feet in height.
- (3) Street Signs shall be privately maintained and in accordance with public safety recommendations.
- (4) Single story residential tenant structures shall include one (1) nameplate signs, not exceeding 2 square feet bearing only the name of the occupant and/or the street number.
- (5) Multi-story residential tenant structure may have 1 identification sign for each building bearing only the name of the building and/or the name of the management firm, not exceeding six (6) square feet in area.
- (6) Public or quasi-public buildings or structures, parks or communal open space, and off-street parking areas for resident tenant and guest use shall be for identification purposes and signs bearing only information pertaining to the premises as is reasonably necessary for the convenience of the resident tenant or guest and shall not exceeding six (6) square feet of total sign area.
- (7) Flashing signs are prohibited.

(C) PARKING

- (1) One and a half (1.5) parking spaces per resident tenant multi-story dwelling unit.
- (2) Two (2) off street parking spaces per single-story dwelling unit
- (3) Parking stalls shall be a minimum of nine (9') feet by twenty (20') feet.
- (4) On street parking shall be permitted on only one side of the road.

- (5) Parking shall be prohibited on one (1) side of the street and the curb of said street shall be painted and maintained yellow and carry NO PARKING signs every thirty feet (30').

(D) FENCING

- (1) Maximum Six (6') feet height allowed.
- (2) Chain link material permitted
- (3) Permitted only adjacent to the multi-story resident tenant structure for "bark park"

(E) INFRASTRUCTURE

- (1) Streets for vehicular access.
 - (i) Interior streets shall be privately maintained, including repair and accessible from debris and natural elements.
 - (ii) Shall be a minimum width of twenty-four feet (24').
- (2) Sidewalks shall be constructed as shown on the site plan attached hereto as Section XVI Sidewalk Plan.
- (3) Curbs, concrete roll design, shall be installed along all roads and parking lots and comply with city standards.
- (4) Pedestrian Connectors, including sidewalks and trails, are privately maintained and shall be a minimum width of five feet (5').
- (5) Street Lights
 - (i) Shall be privately maintained at each road intersection and cul-de-sac.
 - (ii) There shall be a minimum of six (6) street lights within the parking area for the multi-story building.
 - (iii) Lighting on the Lots shall be in substantial compliance with the photometric plan attached hereto as Section XVII Photometric Plan.
 - (iv) All street lights in said RealAmerica PUD Senior Housing District shall be maintained operable and lit from dawn to dusk.
- (6) Street Names shall be proposed or recommended, and approved by the Hobart Plan Commission.

- (7) Public and private utilities shall include thirty foot (30') easements unless identified within a fifty foot (50') right-of-way.
- (8) Fire Hydrants, shall be installed and maintained
 - (i) One (1) every three-hundred linear feet (300') along interior access roads.
 - (ii) One (1) fifty feet (50') within the multistory resident tenant structure, or as assigned by the Hobart Fire Chief or designee.

XIII. LANDSCAPE STANDARDS.

Minimum Landscape Standards for said REALAMERICA PUD SENIOR HOUSING DISTRICT shall meet the City of Hobart standards set forth in Section 154.424 (F) (2) (b) and including the following:

- (A) Off street parking for multi-tenant residential structure
 - (1) One (1) shade tree shall be located within a parking island at a minimum of every eight (8) parking stalls.
- (B) Thirty foot (30') landscape buffer along the east, south, and west property line:
 - (1) Minimum of twenty-five percent (25%) of landscape buffer area should be maintained with a variety of shade trees species.
 - (2) Minimum of twenty-five percent (25%) of landscape buffer area should be maintained with evergreen trees and shrubbery.

XIV STORMWATER.

Minimum Storm Water Standards for said REALAMERICA PUD SENIOR HOUSING DISTRICT shall meet the City of Hobart standards set forth in Chapter 152 of the Hobart Municipal Code, including the following:

- (A) Maintain a twenty-five foot (25') natural vegetative riparian easement along the most southern and western property lot lines and abutting any adjacent creeks or waterways.
- (B) Onsite storm water holding facility with a Best Management Practice (BMP) outfall approved by the Hobart Storm water Coordinator.
- (C) Twenty percent (20%) of the lot shall incorporate an approved on site Green Infrastructure measure.

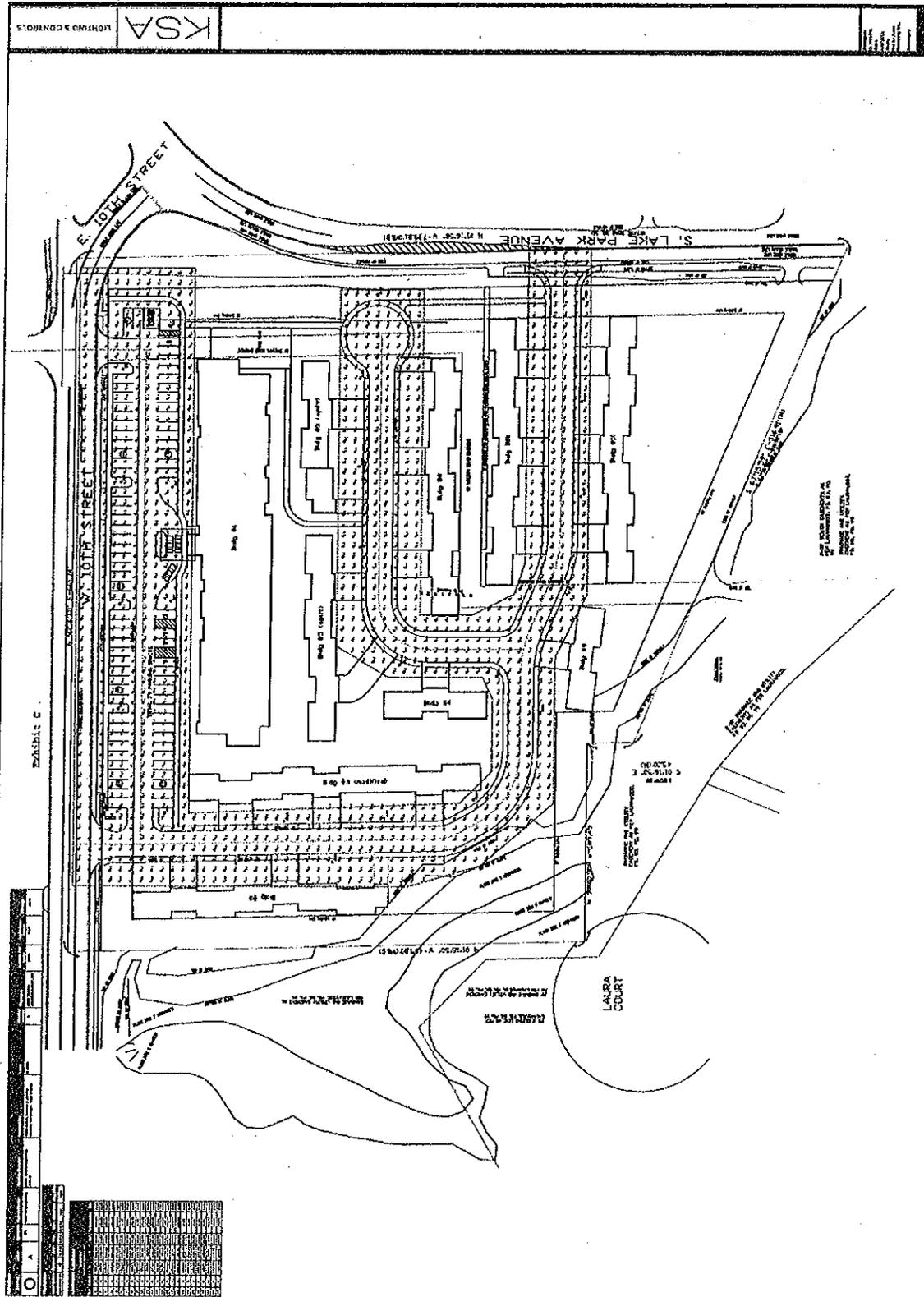
- (D) Long-term property management agreement shall be incorporated as subsection of said RealAmerica PUD Senior Housing District Ordinance.

XV REFUSE DISPOSAL SERVICE

Said REALAMERICA PUD SENIOR HOUSING DISTRICT shall maintain all refuse disposal for service, maintenance, and management as private including:

- (A) Single-story resident tenant structures shall hold individual refuse disposal waste receptacles within enclosed structures to be placed out on day of service only.
- (B) Multi-story resident tenant structure shall have an internal communal refuse disposal service location, to be transferred by property personal to an approved external location.
- (C) Refuse recycling shall be offered at the discretion of the property owner for said RealAmerica PUD Senior Housing District.

XVII PHOTOMETRIC PLAN



**CERTIFICATION AND REPORT TO
COMMON COUNCIL OF THE CITY OF HOBART ON
AMENDMENT TO THE COVENANTS**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Sergio Mendoza, City Planner

RE: Amendments to the PUD Senior Housing Zone
Classification Covenants

DATE: March 2, 2018

PETITIONER: Lake Park II, LLC
10501 Hague Road
Fishers, IN 46038

REQUEST: Amendments to the PUD Senior Housing Zone Classification
Covenants

PROPOSED USE: Senior multi-family housing development

GENERAL LOCATION: SW corner of Lake Park Avenue & 10th Street

LEGAL DESCRIPTION: Lake Park, Lot 1

PLAN COMMISSION PETITION NO.: 15-15D

DATE OF PLAN COMMISSION ACTION: March 1, 2018

DEADLINE FOR CITY COUNCIL ACTION: May 30, 2018

CERTIFICATION:

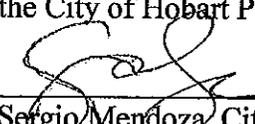
ACTION TAKEN BY PLAN COMMISSION:

Recommendation to the Common Council to **Approve** the amended covenants requested
(**Favorable** recommendation)

CONDITIONS: Approve the PUD amendments except for Sec. XI(A)(2) to allow 50% of brick on the front of the existing constructed one story units and the remaining one story units to be designed as initially approved with 50% brick on all sides

VOTE: 8-0

I certify that the foregoing information accurately represents the action taken on this matter by the City of Hobart Plan Commission.



Sergio Mendoza, City Planner
City of Hobart

REAL AMERICA

PC 15-15D

Findings of Fact

In the following space please provide the reason and concept of why you propose to amend the zoning map and provide justification. Consider the following in your response;

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

Lake Park II, LLC is asking for five minor modifications to PUD Ordinance 2015-29 so that certain changes intended to make the development more attractive and intended to allow compliance with the Americans with Disability Act are allowed. The amendments are consistent with previous Council findings, are consistent with the comprehensive plan, current conditions and uses in the area, allow the most desirable use, will conserve property values and will promote growth that was previously found to be responsible.

The rezone should/should not be granted because; (Must meet all the following requirements.)

(a) the petition is not "spot zoning" which will confer a special benefit to the petitioner on a small tract of land with no commensurate benefit to the community.

(b) the comprehensive plan will not be disrupted or destroyed because:
These amendments are intended to make the development more attractive and comply with federal law.

(c) the land involved is suitable for the proposed land change because:
The City has found that proposed development is appropriate and the only changes are to make the development more attractive.

(d) the topography is suitable for the proposed land use without adverse effect upon the surrounding land because: all improvements have been placed by an engineer and the overall site design is superior to the design of the previous development on this Lot.

(e) the property value of adjacent property would not be decreased because:
Adequate screening prevents neighbors from seeing the improvements on the property.
These amendments also allow for a more attractive design.

February 1, 2018

Signature of Petitioner/Agent

Date

Decision:

After public hearing and review by the Hobart Advisory Plan Commission for the recommendation to rezone, the Plan Commission now finds that the Petition to Rezone **Does or Does Not** comply with the standards in the zoning ordinance.

All of which this 13th day of MARCH, 2018 by a majority vote of the Hobart Advisory Plan Commission.

Maria Gulka

Plan Commission President

Attest:

Jaime L. Spain
Plan Commission Secretary/Zoning Official

MEMORANDUM

DATE: March 2, 2018

TO: HOBART COMMON COUNCIL MEMBERS
MAYOR BRIAN K. SNEDECOR
CITY ATTORNEY ANTHONY DEBONIS

FROM: SERGIO MENDOZA, CITY PLANNER 

RE: AMENDMENTS TO THE PUD SENIOR HOUSING ZONE
CLASSIFICATION COVENANTS

PLAN COMMISSION PETITION 15-15D

Attached please find the draft minutes for PC15-15D

DRAFT PUBLIC HEARING MINUTES FOR THE MARCH 1, 2018 PLAN COMMISSION MEETING:

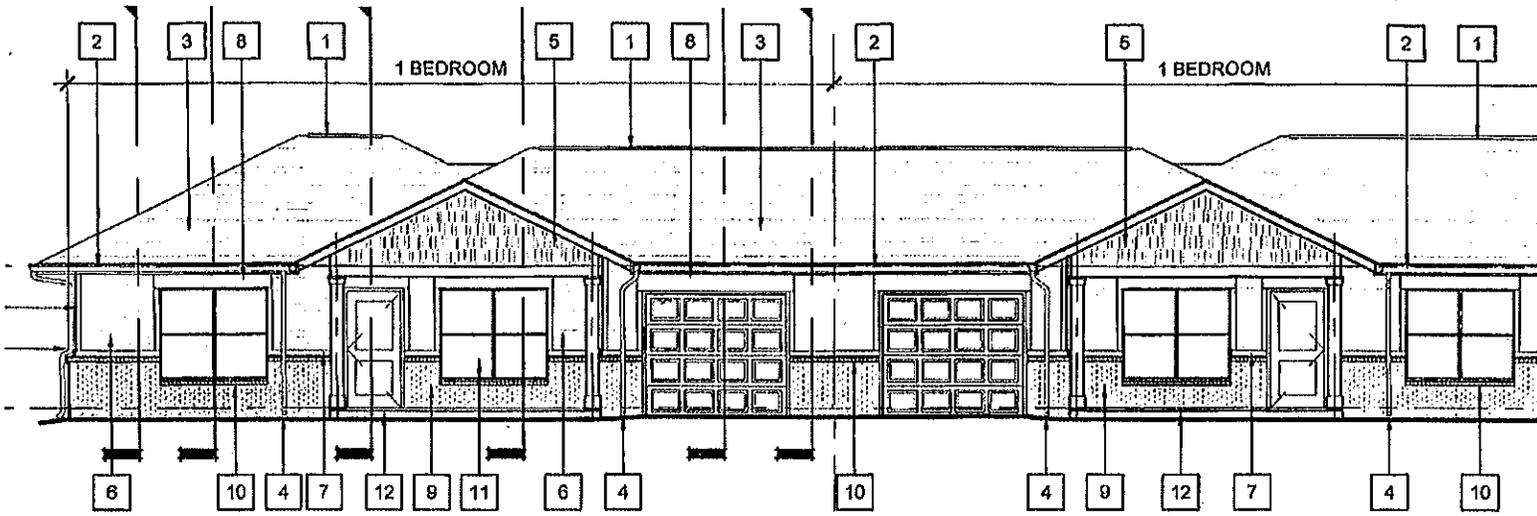
Stuart Allen abstained.

Jeff Ryan, Vice President of Development RealAmerica, mentioned that the Design Construction Department implemented changes to the single-story buildings by omitting brick and or stone to 50% of the exterior. He stated that once it was brought to his attention, they reviewed the approved PUD Covenants and proposed to amend four other requirements. (1) Sec. III (B)(1) Modification to allow mailboxes in the wall of the outdoor pavilion (2) Sec. III (C)(1) To increase the square footage of some of the attached garages from 265 sq. ft. but not to exceed 350 sq. ft. to allow for wheel chair mobility (3) Sec. XII(A)(2) To eliminate the brick and shutters from the single story units only, install larger size windows and to trim with hardie board (4) Sec. XII (E) (2) Sidewalks will be constructed on both sides of the streets throughout the development except for the a small section on the southwest corner due to grade slopes into the creek, crosswalks will still be provided and (5) Sec. XII (E) (5)(iii) To eliminate the yard lamps in the front yards of the one story units. Mr. Vinzant was opposed to eliminating the brick on the one story units as it drops the overall quality of the project. Ms. Galka opened the public hearing for Petition 15-15D. *Tim Kingsland, 1161 S. DeKalb: Mr. Kingsland felt due to the location of the development the standards should be set higher and felt by eliminating the brick it was not accomplishing that. He was opposed. Jim Vourazeris, 146 W. 10th Street: Mr. Vourazeris felt that his property will depreciate due to the development across the street. He did not appreciate looking at a 3 story building, utility poles, semis have driven in his yard and left ruts and has debris in his property from the construction. He also had concerns regarding his taxes increasing due to the commercial use of the development.* The zoning history for the development was explained and he was informed that the use of the development is commercial and that Mr. Vourazeris is residential. Mr. Vourazeris was instructed to contact the building commissioner regarding the damage that has occurred on his property. Hearing no further public comments Ms. Galka closed the public hearing. The commission felt the only amendment to the PUD was the elimination of the brick from the one story units. The lighting will not affect the safety of the residents and their engineering indicates no erosion to the street on the southwest corner. Mr. Vinzant required a minimum of 50% brick on the front of the one story units. Mr. Vinzant motioned for a Favorable Recommendation to the Common Council to approve the PUD amendments except for Sec. XI(A)(2) to allow 50% of brick on the front of the existing construction one story units and the remaining one story units to be designed as initially approved with 50% brick on all sides for Petition 15-15D including all discussion and Findings of Fact, seconded by Mr. Brooks. All ayes, motion carried. (8-0)

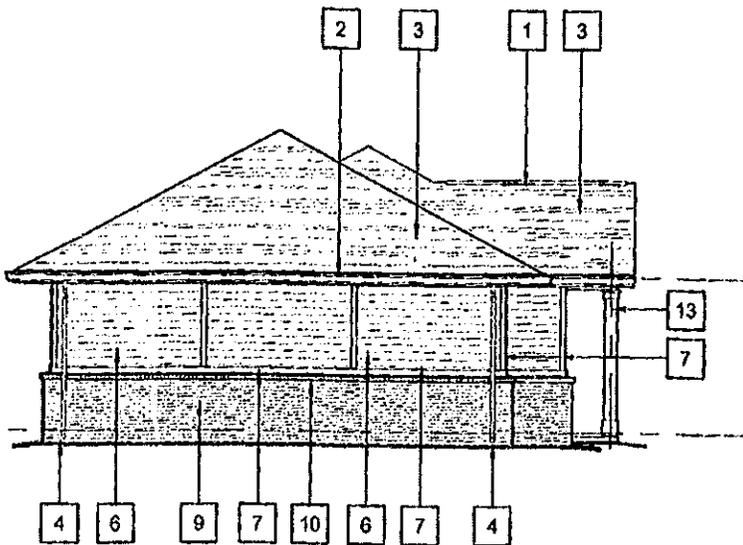
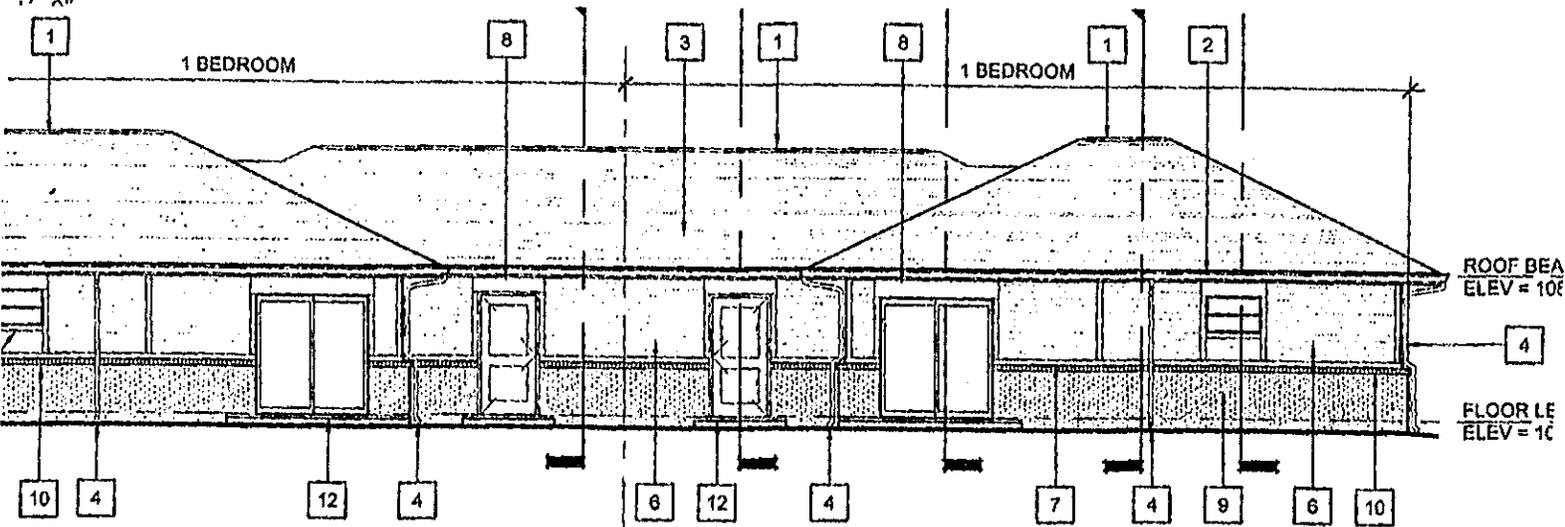
Rev. ORD. 2018-03

Recd 3/15/2018
From City Planner
Shows larger windows
& brick placement

REALAMERICA SINGLE STORY BUILDING PRINTS



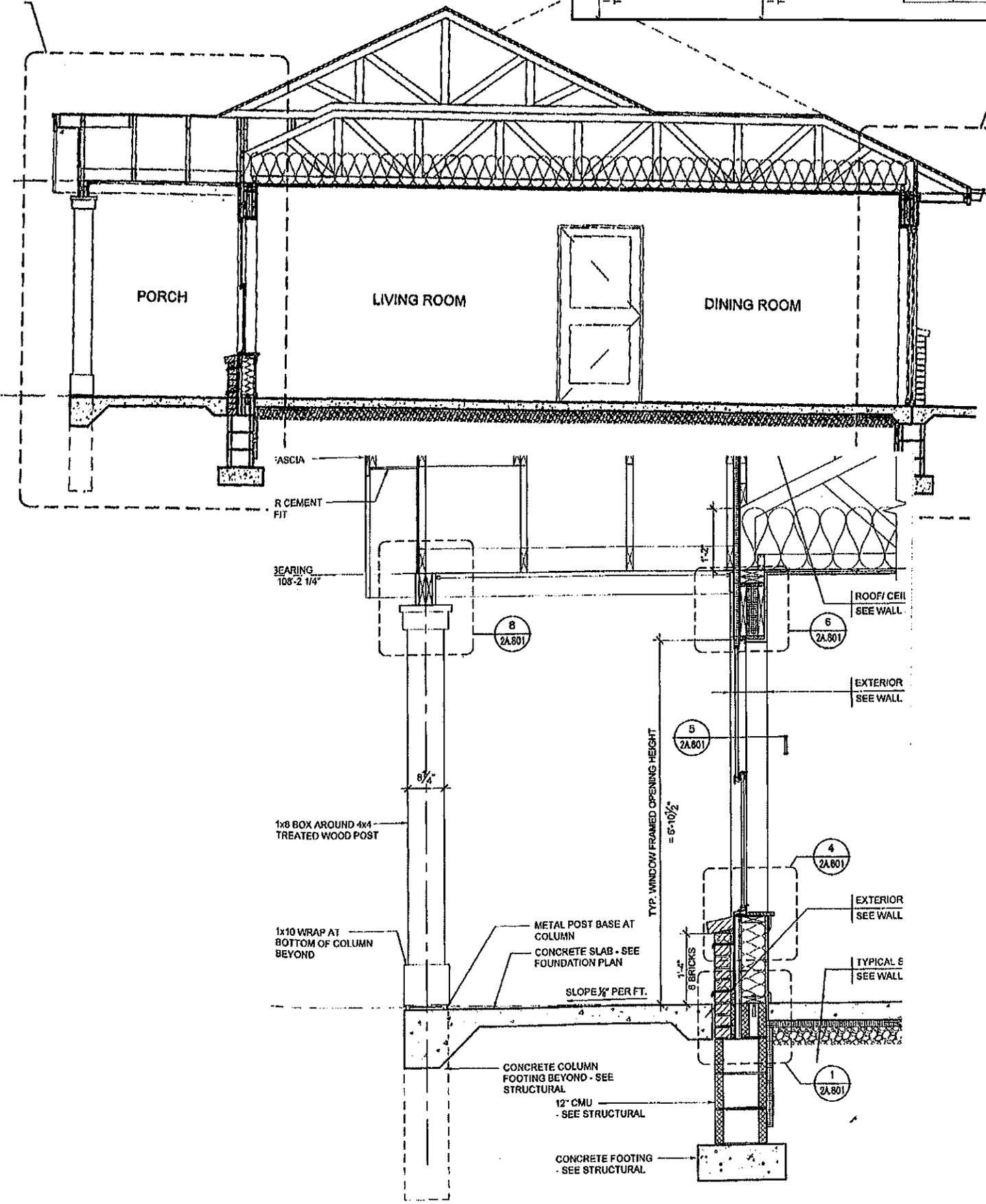
#6 PARTIAL FRONT ELEVATION



EXTERIOR ELEVATION KEY NOTES 1

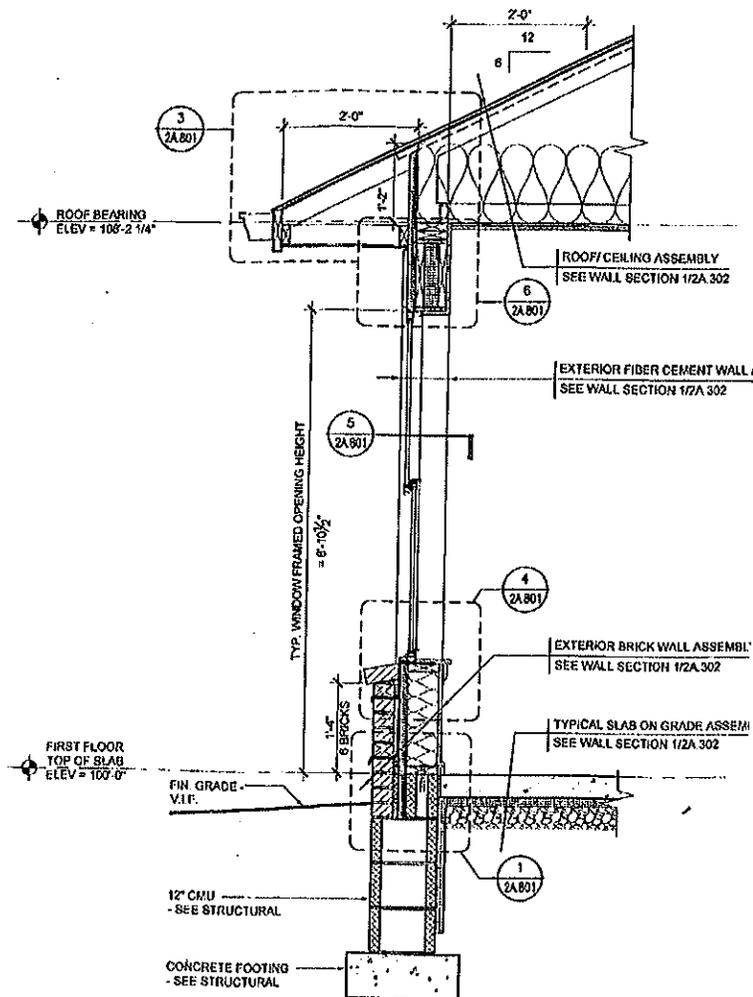
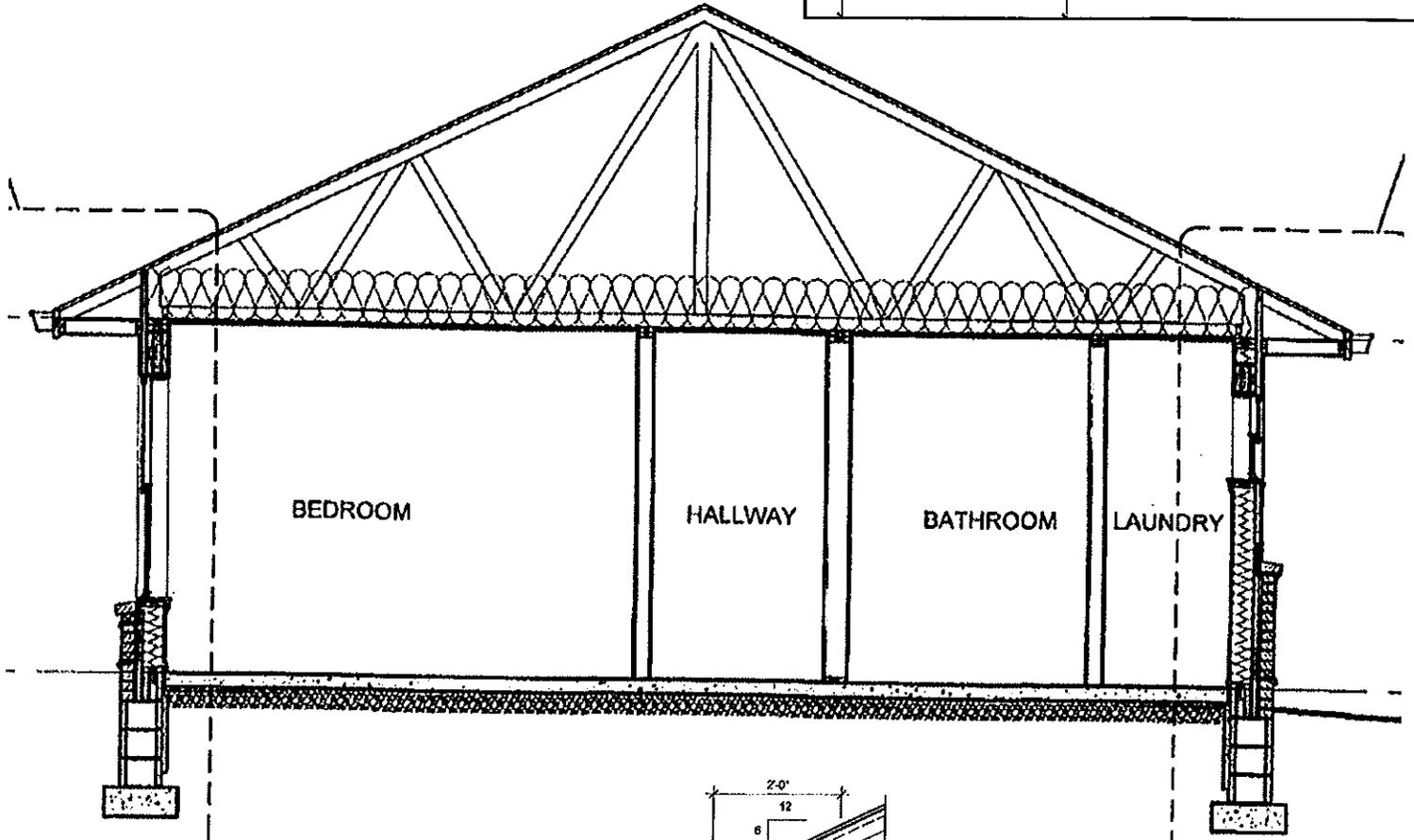
1. CONTINUOUS SHINGLED RIDGE VENT
2. CONTINUOUS PRE-FINISHED 6" ALUMINUM GUTTERS ON 1x8 FASCIA BD.
3. ASPHALT DIMENSIONAL SHINGLES
4. PREFINISHED ALUMINUM DOWNSPOUT - PROVIDE SPLASHBOCKS
6. FIBER CEMENT SHAKES AT GABLE ROOFS - TYP.
6. FIBER CEMENT HORIZONTAL SIDING - 4" EXPOSURE
7. 1x4 FIBER CEMENT TRIM
8. 1x12 FIBER CEMENT TRIM
9. BRICK VENEER
10. BRICK ROWLOCK SILL - SEE WALL SECTIONS FOR HEIGHT
11. VINYL WINDOWS - SEE WINDOW SCHEDULE
12. CONCRETE PATIO
13. 4x4 WOOD POST WRAPPED IN 1x8 BOX - SEE WALL SECTION

WINDOW SCHEDULE	
MARK	SIZE
1	6'-0" X 6'-2"
2	3'-0" X 2'-0"



WALL SECTION THRU PORCH AT WINDOW

WINDOW SCHEDULE	
MARK	SIZE
1	6'-0" X 5'-2"
2	3'-0" X 2'-0"



Please Add To Your Agenda 3/7/18
Thank You

Regular meetings are held on the 1st and 3rd Wednesdays of each month in the Council Chambers, 2nd floor, Hobart City Hall

CITY OF HOBART

AGENDA ITEM REQUEST FORM

(PLEASE PRINT)

MEETING DATE: MARCH 7, 2018

BOARD OF PUBLIC WORKS (3:30 p.m.)

COMMON COUNCIL (6:00 p.m.)

ITEM TO BE ADDED TO AGENDA PETITION 15-15D

AMENDMENT TO PUD SENIOR HOUSING ZONE CLASSIFICATION

ORD 2018-03

SUPPORTING DOCUMENTATION ATTACHED MEMO, MINUTES, ORDINANCE
CERTIFICATION & REPORT, FINDINGS OF FACT

REQUEST SUBMITTED BY JOY

ADDRESS (DEPARTMENT) PLANNING/ZONING

PHONE NUMBER (EXT) _____

DATE SUBMITTED MARCH 5, 2018