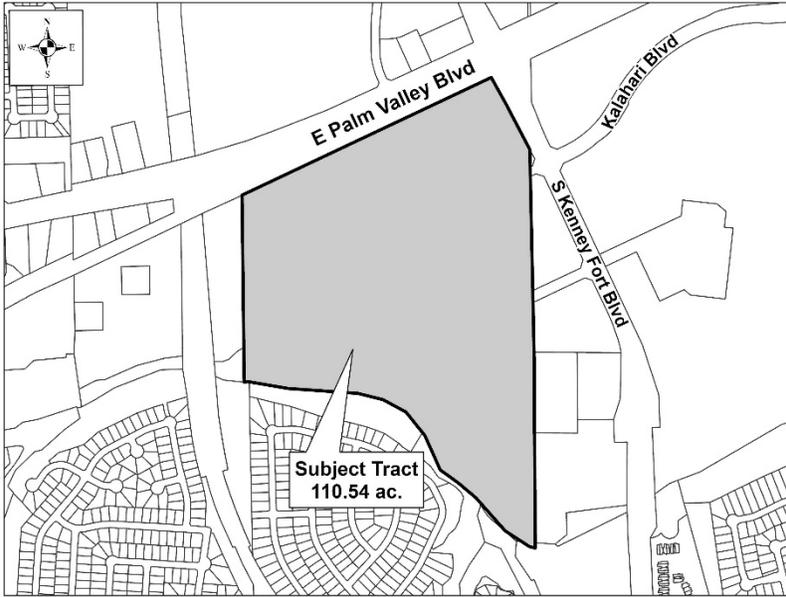


**PUD 132 (Kenney Fort North) Amendment No. 1  
PUD Amendment PUD26-00000**



**CASE PLANNER:** Lindsay Darden

**REQUEST:** Approval of Amendment number 1 to PUD 132 (Kenney Fort North)

**ZONING AT TIME OF APPLICATION:** PUD 132 (Kenney Fort North)

**DESCRIPTION:** 110.54 acres out of the P.A. Holder Survey, Abstract 297

**CURRENT USE OF PROPERTY:** Vacant

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Mixed Use

**ADJACENT LAND USE:**

- North: Palm Valley Blvd. and railroad ROW
- South: Brushy Creek and single-family residential south of the creek
- East: Kenney Fort Blvd. ROW and Kalahari
- West: Undeveloped former Mogan corridor; floodplain area

**PROPOSED LAND USE:** Mixed-Use development

**TOTAL ACREAGE:** 110.54 acres

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<p><b>Owner:</b> North Kenney Fort PUD LLC 460 Virginia Ave Indianapolis, IN 46203</p>	<p><b>Applicant:</b> Drenner Group Amanda Swor 2705 Bee Cave Road, Suite 100 Austin, TX 78746</p>	<p><b>Developer:</b> Milhaus 460 Virginia Ave Indianapolis, IN 46203</p>
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**PUD 132 (Kenney Fort North) Amendment No. 1**  
**PUD Amendment                      PUD26-00000**

**HISTORY:** The property was zoned from the BP (Business Park) to PUD 132 (Kenny Fort North) in 2021 but has remained undeveloped. An amendment is now proposed by the applicant to update the PUD from a mixed-use development with a “Main Street” focus to a Trail Oriented Design “TrOD” mixed use development which will be oriented toward providing access between the residential and commercial uses to the City’s Brushy Creek Trail as well as private outdoor recreation opportunities in proximity to the Trail.

**DATE OF REVIEW:** March 4, 2026

**LOCATION:** South of E Palm Valley Blvd and west of S Kenney Fort Blvd

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The 2030 FLUM (Future Land Use Map) designates the property for mixed use. Mixed use development was proposed with the original Kenny Fort North PUD and is still proposed with this amendment. The Code limits the scope of minor PUD amendments and the proposed changes to this PUD were determined by the Planning Director to exceed what could be approved administratively through a minor PUD amendment.

Proposed PUD Amendment: The existing PUD included development standards that supported a “main street” oriented development and utilized MU(G) Mixed Use Greenfield as the base zoning district which encompassed commercial and residential uses. The development standards of MU(G) are intended to create a high-density urban style development. As developers have provided more information on proposed development products and end users for the project area, it was determined by staff that the proposed development style was not compatible with the standards of the MU(G) base district and would be problematic for future development on this property.

Recognizing the uniqueness of this large parcel’s location with proximity to Brushy Creek, the City’s Brushy Creek Trail, and the Kalahari development, Planning staff has worked with the developer and the City’s Parks and Recreation Department to transition the PUD from a “Main Street” focused development to a Trail-Oriented mixed-Use Development which will integrate users of the development with the trail and will serve as a destination point for trail users. Highlights of the PUD include:

- Inclusion of Trail Oriented Design “TrOD” activity areas and design standards that ensure that adjacent development is compatible yet oriented toward the trail to maximize interaction. A key component requires multifamily apartments in parcel 4 to orient toward the trail.
- Relocation of a segment of the existing Brushy Creek Trail further north into the site to connect with the residential, commercial, and private outdoor recreational uses including but not limited to pitch and putt course and a disc golf course that are proposed by the developer.
- A proposed pedestrian accessible, 30 foot minimum width Paseo with a 10 foot wide walking path that would extend northward from the relocated Brushy Creek Trail into the development parcels 1, 2, and 3 as depicted on the Concept Plan. Along the Paseo, commercial uses are proposed with an allowance for upper story multi-family residential development where desired by the developer.

**PUD 132 (Kenney Fort North) Amendment No. 1**  
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Other changes included in this PUD amendment include:

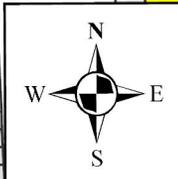
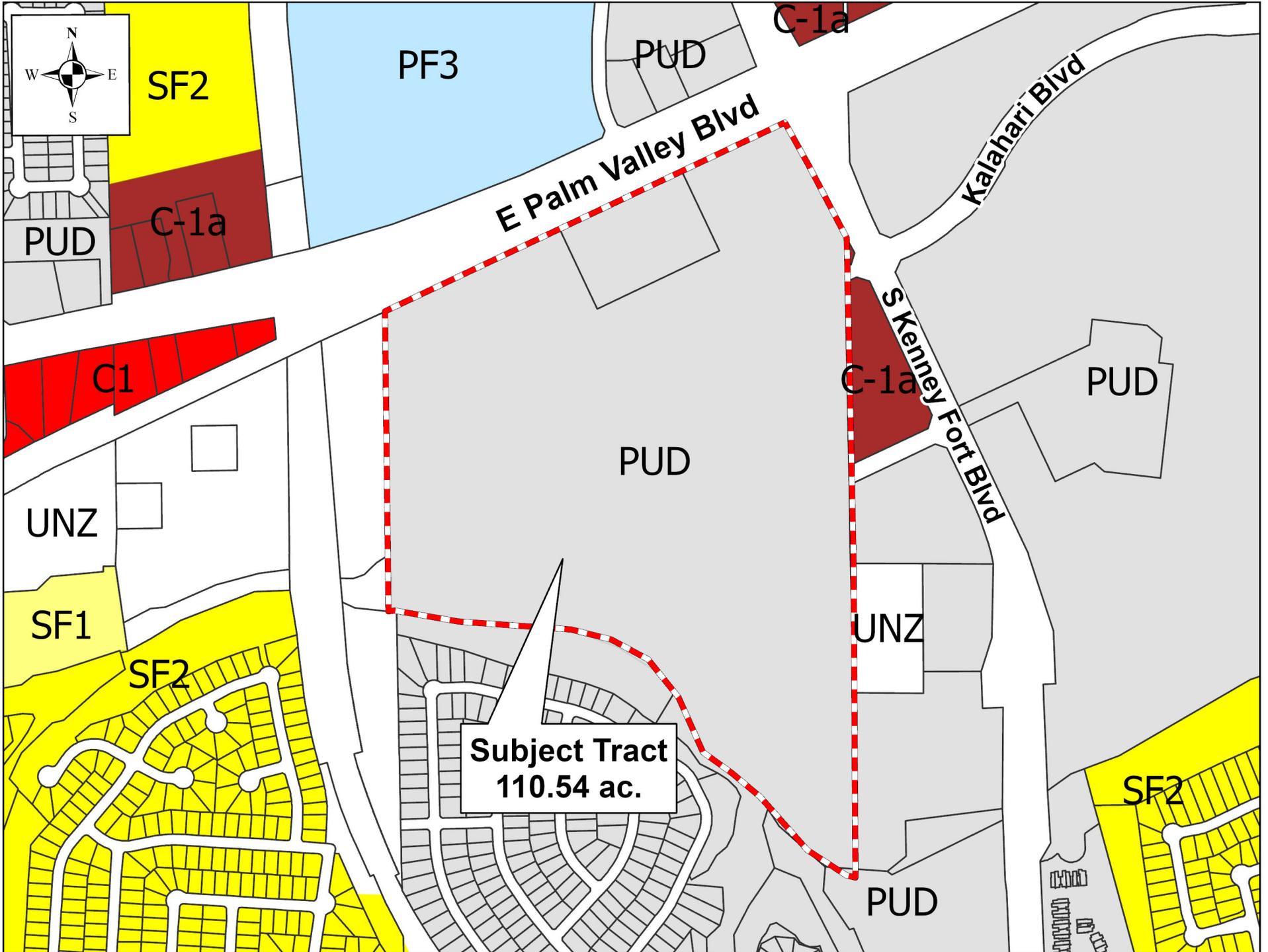
- A public street connection on the east side of the PUD that will connect to the future extension of Double Creek Drive. This was required by the City in support of the Transportation Master Plan.
- Addition of office/warehouse as permitted use. The PUD limits the size of proposed office/warehouse buildings to no larger than 20,000 SF per building and limits such uses to Parcels 6a and 6b. These parcels are located on the north side of the site and would not be proximate to the relocated Brushy Creek Trail, the Paseo or any other “TrOD” activity area.

**RECOMMENDED MOTION:**

Staff recommends approval of the PUD amendment.



**Subject Tract  
110.54 ac.**



SF2

PF3

PUD

C-1a

PUD

C-1a

E Palm Valley Blvd

Kalahari Blvd

C1

C-1a

PUD

S Kenney Fort Blvd

PUD

UNZ

UNZ

SF1

SF2

Subject Tract  
110.54 ac.

PUD

SF2