

Year

2014

v.10.13.14

# STEEPLECHASE PUD

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*DISTRICT ONE AMENDMENT*

Town of Fishers  
Planned Development  
Ordinance  
#072114A

## 1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration	Purpose and Intent	Permitted Uses
<p><b>Ordinance No. 072114A</b> ("this Ordinance")  <b>Adopted:</b> <u>October 20, 2014</u></p> <p>The text of the Steeplechase PUD Ordinance, Ordinance No.071513B and of the Unified Development Ordinance (the "UDO") of the Town of Fishers, Indiana, Ordinance No. 090605A, as amended, and the OFFICIAL ZONING MAP, TOWN OF FISHERS, INDIANA, dated October 16, 2006, as amended, which accompanies and is a part of the Zoning Code of the Town of Fishers, Indiana, are hereby amended as follows:</p> <p>This Ordinance hereby replaces and supersedes in its entirety the standards and commitments of the Steeplechase PUD Ordinance otherwise applicable to the real estate described in Section 1.07 of this Ordinance (the "Real Estate").</p> <p>Except with respect to the Real Estate, the text of the Steeplechase PUD Ordinance shall remain in effect with the adoption of this Ordinance.</p>	<p>The purpose of this PUD is to encourage improved design in the development of land by promoting the following objectives:</p> <ul style="list-style-type: none"> <li>• Provide for the development of a residential neighborhood;</li> <li>• Greater flexibility in applying the ordinances to the development of the Real Estate;</li> <li>• Innovative approach to meet the demands of the residential market;</li> <li>• The recognition of the interdependency of various markets;</li> <li>• Efficient use of land resulting in more cost effective networks of utilities, streets and other facilities; and</li> <li>• Coordination of architectural styles, building forms and relationships, graphics and other private improvements.</li> </ul>	<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>• All uses described in <i>Article 2.14 R5 Residential District</i></li> </ul> <p><b>Excluded Uses:</b></p>

## 1.02 Applicability

- A. The standards of the UDO applicable to the **R5 Residential District** shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this PUD District Ordinance (this "Ordinance"). "Article" cross-references of this Ordinance shall hereafter refer to the Article section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. Pursuant to *Article 4.2(F): Amendments to the Unified Development Ordinance*, an amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard and *Article 1.10: Basic Provisions: Transition Rules* also shall apply to amendments.

## 1.03 Concept Plan

- A. The Concept Plan is hereby incorporated. The Real Estate's development plan may vary from the Concept Plan; however, per *Article 9.17(A)(2)(a): Planned Unit Development District; General; Purpose & Intent*, the Concept Plan provides the Plan Commission and Town Council with a general vision for the development of the Real Estate.

Concept Plan Exhibit



## 1.04 Development Standards

- A. Cross References: The regulations of *Article 2: Zoning Districts & Regulations* and *Article 5: Development Standards* shall apply except as modified by this Ordinance.
- B. General Regulations: *Article 2.14: R5 Residential District Development Standards* shall apply except as provided below:
- |  |                                |
|--|--------------------------------|
| (1) Maximum Number of Dwelling Units:  | 40                             |
| (2) Minimum Lot Width:   | 65 feet                        |
| (3) Minimum Side Setback:  | 5 feet                         |
| (4) Minimum Aggregate Side Setback:  | 10 feet                        |
| (5) Minimum Rear Setback :   | 20 feet                        |
| (a) Minimum Rear Setback for Lots adjacent to the pond and lots adjacent to the eastern common area: | 15 feet                        |
| (4) Minimum Living Unit Area:  |                                |
| (a) One (1) or one and one half (1½) story home without finished basement:                           | 2,400 square feet              |
| (b) One (1) or one and one half (1½) story home with finished basement:                              | 3,000 square feet <sup>1</sup> |
- C. Accessory Structure Standards (AS): shall apply.
- D. Architectural Design Standards (AD): shall apply, except as modified below.
- (1) Architectural design shall be substantially similar in quality and character to the Illustrative Elevations depicted in *Section 1.08* of this Ordinance.
  - (2) *Article 5.13 AD-01(A)(1): Architectural Design; Single-Family Residential; Facade; Masonry* shall not apply; rather, the following shall apply:
    - (i) All dwellings shall include a minimum thirty-six (36) inch masonry wainscot on all sides. Additionally, dwellings on lots designated with an asterisk on the Concept Plan exhibit shall include: a rear facade that incorporates one (1) or more of the following features: first floor masonry, rear sun/sitting room, rear screened porch, rear covered porch or other rear facade modulation, or a breakfast nook with landscaped patio (minimum one tree and eight shrubs).
  - (3) *Article 5.13 AD-01(A)(2): Architectural Design; Single-Family Residential; Facade; Exterior Material* shall apply; however, aluminum, vinyl and heavy-gauge vinyl shall not be permitted as a siding material.
  - (4) *Article 5.13 AD-01 (A)(3): Architectural Design; Single-Family Residential; Facade; Architectural Features* shall not apply. Instead, each residence must have a total of six (6) points from the list of "Architectural Features" outlined below:
    - a. Front porch equal to or greater than eight (8) feet in width and four (4) feet in depth: (2 points);
    - b. Veranda/balcony or patio with minimum dimensions of 10' x 10';
    - c. Reverse gable;
    - d. Two (2) or more roof planes visible from the front of the dwelling;
    - e. A separate overhead door per car for each garage bay;
    - f. No garage doors facing and parallel to the street (2 points);
    - g. Masonry on one hundred percent (100%) of the front elevation, excluding doors, garage doors, windows, architectural features, cantilevered areas, bay windows, and any area that does not have a supporting foundation for the brick load including, without limitation, the small area above the garage door on some models, and any areas on the facade that are above roofing materials and would thus require brick to be laid above the roof (2 points);
    - h. At least four feet (4') of relief at one or more points along the front elevation;
    - i. Full first-floor Masonry on the front elevation, excluding doors, garage doors, windows, architectural features, cantilevered areas, bay windows, and any area that does not have a supporting foundation for the brick load including, without limitation, the small area above the garage door on some models, and any areas on the facade that are above roofing materials and would thus require brick to be laid above the roof;

<sup>1</sup> Includes square footage of finished basement

- j. Sunroom, screened porch, or breakfast nook;
  - k. Transom windows;
  - l. Bay window;
  - m. Two or more dormers;
  - n. Cement or fiber board siding in all areas not covered by Masonry, excluding doors, garage doors, windows, architectural features, cantilevered areas, and bay windows;
  - o. Hip roof;
  - p. More than two (2) Masonry materials on the front elevation;
  - q. Brick detailing, either multiple quoins or other features such as arches, keystones, etc.;
  - r. Architectural treatments on gable ends;
  - s. Covered stoop/steps with a connection pathway from sidewalk;
  - t. Architecturally treated entrances for residences without a front porch;
  - u. At least two feet (2') of relief at two (2) or more points along the front elevation;
  - v. Architecturally enhanced/articulated trim moldings such as fipons above windows;
  - w. Decorative shutters on front of residence;
  - x. Decorative front door or side lights;
  - y. Decorative columns composed of wood or glass;
  - z. Garage service door; and
  - aa. Overhangs of 8" or more (2 points).
- (5) *Article 5.13 AD-01(D): Architectural Design; Single-Family Residential; Automobile Storage* shall apply. In addition, the following shall apply.
- (i) At least 50% of all homes shall have a three (3) car garage.
  - (ii) *AD-01(D)(4): Architectural Design; Single-Family Residential; Automobile Storage; Garage-forward Design* shall apply. Additionally, all homes shall have decorative garage doors and windows in garage doors.
- (6) *Article 5.13 AD-01(G): Architectural Design; Single-Family Residential; Model Homes* shall not apply.
- (7) Additionally, all residences shall comply with the following active adult features:
- (i) All residences shall have main floor master bedrooms.
  - (ii) All residences shall have a minimum of nine (9) foot or cathedral ceilings in the primary living areas.
  - (iii) All residences shall be one (1) or one and one half (1½) story units. No two (2) story units shall be permitted. One and one half (1½) story shall be defined as the second story livable area being no greater than eighty percent (80%) of the first story livable area, unless otherwise approved by the PUD Committee.
  - (iv) The Declaration shall include provisions that prohibit playsets, sandboxes, and mini storage barns.
- E. Density & Intensity Standards (DI): shall apply.
- F. Entrance & Driveway Standards (ED): shall apply.
- G. Environmental Standards (EN): shall apply.
- H. Fence & Wall Standards (FW): shall apply.
- I. Floodplain Standards (FP): shall apply.
- J. Floor Area Standards (FA): shall apply.
- K. Height Standards (HT): shall apply.
- L. Home Occupation Standards (HO): shall apply.
- M. Landscaping Standards (LA): shall apply except as modified below:
- (1) *Article 5.45 LA-07: Landscaping Standards; Buffer Yards* shall not apply. Rather, the following buffer areas shall be provided, as shown on the Concept Plan Exhibit.
    - (i) North Buffer Area. A forty (40) foot buffer area shall be established along the north property line as shown on the Concept Plan Exhibit. The buffer area shall include (i) a six (6) foot tall wood fence with masonry columns at each end and masonry columns then spaced approximately fifty (50) feet apart (the "Fence"), and (ii) two staggered rows of evergreen trees planted fifteen (15) feet on center along the north side of the fence. The Fence Exhibit is herby incorporated. The Fence shall

be substantially similar in quality and character to the fence depicted in the Fence Exhibit. A drainage or utility easement may overlap with this buffer.

(ii) West Buffer Area. A buffer area shall be established along the west property line as shown on the Concept Plan Exhibit. The buffer area shall include one row of evergreen trees planted thirty (30) feet on center.

(iii) Trees planted in the landscape buffer area shall not be removed unless damaged, diseased, or dead or are to be removed in order to: (1) comply with safety requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, or other infrastructure. If a tree is damaged, or otherwise removed as listed above, then the tree shall be replaced by the homeowners association.



**Fence Exhibit**

N. Lighting Standards (LT): shall apply.

O. Loading Standards (LD): shall apply.

P. Lot Standards (LO): shall apply, except as modified below:

(1) *Article 5.56 LO-04(C)(2): Lot Standards; Traditional Subdivisions; Minimum Lot Width; Minimum Corner Lot Width* shall be modified to require that the minimum lot width for corner lots shall be eight-five (85) feet.

Q. Outdoor Storage Standards (OS): shall apply.

R. Parking Standards (PK): shall apply.

S. Pedestrian Accessibility Standards (PA): shall apply, except as provided below:

(1) *Article 5.73 PA-01(C): Pedestrian Accessibility; General; Minimum Asphalt Path Width* shall be modified to provide that a multipurpose path, constructed of asphalt and eight (8) feet in width, shall be installed by the Developer in the public right-of-way along 104th Street and Florida Road.

T. Performance Standards (PF): shall apply.

U. Property Identification Standards (PI): shall apply.

V. Public Improvement Standards (PV): shall apply.

W. Setback Standards (SB): shall apply.

X. Sewer & Water Standards (SW): shall apply.

Y. Sexually Oriented Business Standards (SX): shall apply.

Z. Sign Standards (SG): shall apply.

AA. Structure Quantity Standards (SQ): shall apply.

BB. Telecommunication Facility Standards (TC): shall apply.

CC. Temporary Use/Structure Standards (TU): shall apply.

DD. Use-specific Standards (US): shall apply.

EE. Vision Clearance Standards (VC): shall apply.

## 1.05 Design Standards

A. Cross References: The regulations of *Article 7: Design Standards* applicable to a *Planned Unit Development (PUD)* shall apply except as modified by this Ordinance:

B. Access Road Standards (AC): shall apply.

C. Alley Standards (AL): shall apply.

D. Anti-monotony Standards (AM): shall apply.

E. Common Area Standards (CA): shall apply.

F. Covenant Standards (CE): shall apply.

G. Dedication of Public Improvement Standards (DD): shall apply.

H. Density & Intensity Standards (DE): shall apply.

I. Development Name Standards (DN): shall apply.

J. Easement Standards (EA): shall apply.

K. Erosion Control Standards (EC): shall apply.

- L. Floodplain Standards (FL): shall apply.
- M. Lot Establishment Standards (LT): shall apply.
- N. Mixed Use Development Standards (MU): shall apply.
- O. Monument & Marker Standards (MM): shall apply.
- P. On-street Parking Standards (OG): shall apply.
- Q. Open Space Standards (OP): shall apply.
- R. Pedestrian Network Standards (PN): shall apply.
- S. Perimeter Landscaping Standards: shall apply, except as modified below:
  - (1) *Article 7.32 PL-01(C)(1)(B) and (C) Perimeter Landscaping Standards; Residential Development; Single-family and Multifamily Residential; Trees and Shrubs* shall be modified to require the following in the perimeter landscaping area:
    - (i) Twelve (12) trees per 100 lineal feet; and
    - (ii) Fencing or Mounding as provided below:
      - (a) Any development perimeter fences shall be combined with plant material and shall be constructed of masonry, stone, wood, or metal. Fences constructed of synthetic metals that simulate natural materials shall also be permitted. Fences shall be at least thirty-six inches (36") in height, but not over seventy-two inches (72") in height.
      - (b) Mounds shall be combined with plant material, as described above, and may include fencing. All mounds shall be a minimum of three feet (3') in height. The maximum side slope shall not exceed a three-to-one (3:1) ratio. Engineering design requirements shall determine the set back from the right-of-way line of a public or private street and from the property line of an adjoining property. Continuous mounds are permitted.
  - (2) *Article 7.32 PL-01(C)(1)(d) Perimeter Landscaping Standards; Residential Development; Single-family and Multifamily Residential; Trees and Shrubs; Ratio* shall be modified to (i) provide that sixty percent (60%) to seventy-five percent (75%) of the required trees and shrubs along 104th Street shall be evergreen; and (ii) require that a greater concentration of the required evergreens be planted along the shaded area generally shown on the Concept Plan Exhibit.
- U. Storm Water Standards (SM): shall apply.
- V. Street & Right-of-way Standards (SR): shall apply.
- W. Street Lighting Standards (SL): shall apply.
- X. Street Name Standards (SN): shall apply.
- Y. Street Sign Standards (SS): shall apply.
- Z. Surety Standards (SY): shall apply.
- AA. Utility Standards (UT): shall apply.

## 1.06 Procedures

- A. The procedures set forth in *Article 09: Processes, Permits & Fees; Planned Unit Development* shall apply.

## 1.07 Real Estate

A part of Northwest Quarter of the Northeast Quarter of Section 7, Township 17 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 7, said point being marked by railroad spike found in place; thence North 00 degrees 08 minutes 05 seconds East 969.81 feet; thence North 89 degrees 22 minutes 55 seconds East 1,287.63 feet; thence South 00 degrees 53 minutes 16 seconds East 1,031.11 feet; thence North 87 degrees 55 minutes 26 seconds West 1,306.64 feet to the place of beginning, containing 29.776 acres, more or less.

## 1.08 Illustrative Elevations





# STEEPLECHASE PUD - DISTRICT ONE AMENDMENT

Year  
**2014**

## 1.09 Adoption

This ordinance shall be in full force and effect from and after its passage by the Town Council and after the occurrence of all other actions required by law. All provisions or parts thereof in conflict herewith are hereby repealed.

Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Town Council this 20th day of Oct, 2014.

### THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

**AYE**

**NAY**

BY:



John W. Weingardt,  
President

C. Pete Peterson,  
Vice President

Scott A. Faultless,  
Member

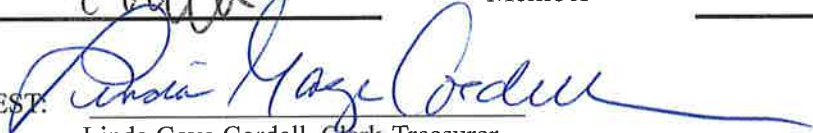
Stuart F. Easley,  
Member

David C. George,  
Member

Michael Colby,  
Member

Eric C. Moeller,  
Member

ATTEST:



Linda Gaye Cordell, Clerk-Treasurer,  
The Town of Fishers, Indiana  
Ordinance No.072114A

Approved by: Douglas D. Church, Esq., Church, Church, Hittle and Antrim, Town Attorney

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