

ANDERSON HALL

PUD TEXT AMENDMENT



 VILLAGE CAPITAL CORPORATION

PRESENTED BY
STEVEN D. HARDIN, ESQ.
FAEGRE BAKER
DANIELS

TOWN COUNCIL | REQUEST FOR THIRD READING | MARCH 17, 2014

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141ST STREET & PROMISE ROAD PUD



Petitioner

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***141st Street & Promise Road PUD Ordinance
Ordinance No. 060506A***

EXECUTIVE SUMMARY

141ST STREET & PROMISE ROAD PUD



Village Capital Corporation (“VCC”) respectfully requests a text amendment for Area C of the 141st Street & Promise Road PUD Ordinance, more commonly referred to as Anderson Hall. Area C is located at the northeast portion of Anderson Hall, as shown on the aerial location map at Tab 2.

In 2006, Area C originally was planned for townhomes. In light of market changes since 2006, VCC now proposes to develop Area C for cottage homes, instead of townhomes¹. (Illustrative Elevations of the proposed cottage homes can be found at Tab 4). The illustrative perimeter landscaping is shown at Tab 5.

Thank you for your consideration.

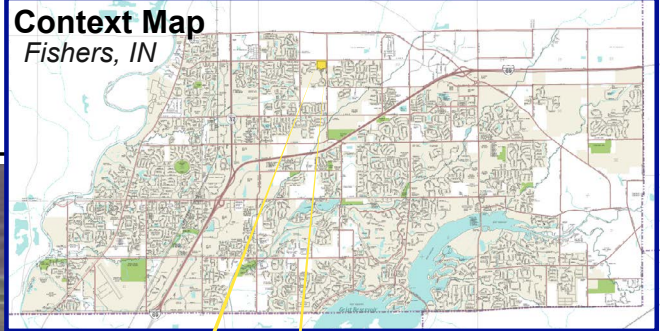
¹The existing PUD Ordinance permits up to 101 townhomes in Area C. VCC proposes to lower Area C’s density by developing up to 70 cottage home sites in Area C.

AERIAL LOCATION EXHIBIT

141ST STREET & PROMISE ROAD PUD



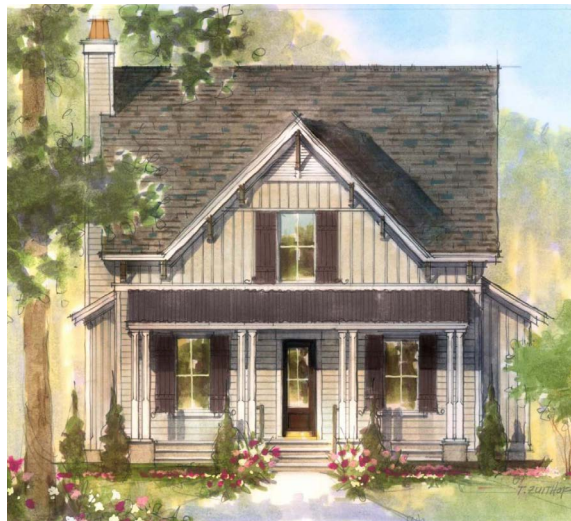
Context Map
Fishers, IN





ILLUSTRATIVE HOME ELEVATIONS

141ST STREET & PROMISE ROAD PUD



PERIMETER BUFFERYARD EXHIBITS

141ST STREET & PROMISE ROAD PUD



- *Tree heights as shown reflect approximately 5 years after planting
- * Evergreen trees - 6' at planting
- * Deciduous trees - 1 1/2" caliper at planting
- * Berming - 3' undulating



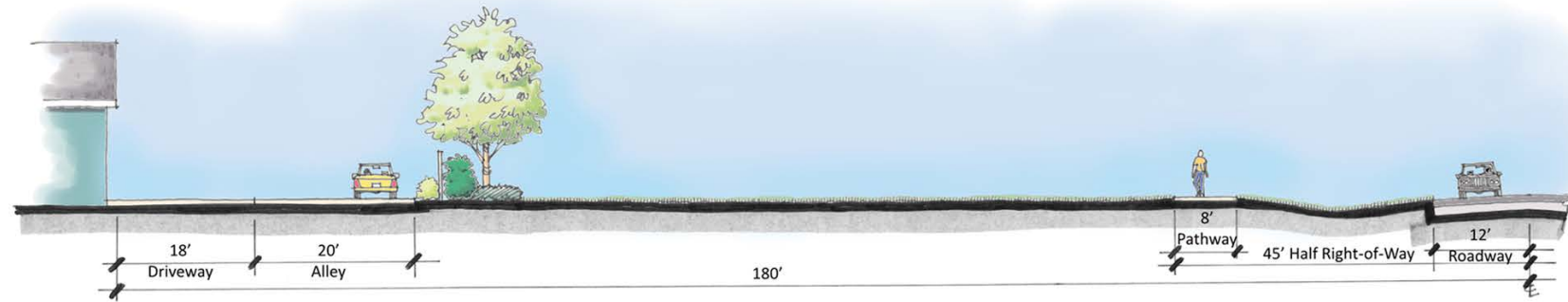
Berming & Landscaping



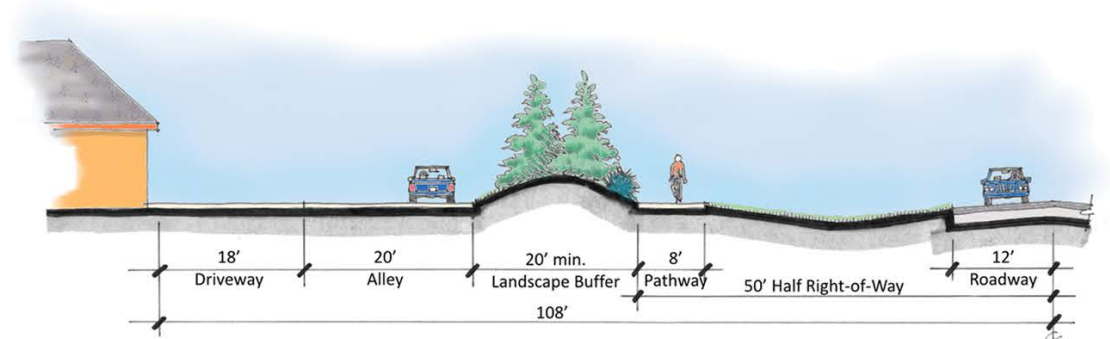
Retaining Wall & Landscaping



Fencing & Landscaping



Section along Promise Road



Section along 141st Street

Existing Buffering (Proposed buffering shall be consistent)



ORDINANCE NO. 012114

**AN ORDINANCE TO AMEND THE
UNIFIED DEVELOPMENT ORDINANCE OF THE
TOWN OF FISHERS, HAMILTON COUNTY, INDIANA - 2006**

This is an ordinance to amend the text of the 141st Street & Promise Road Planned Unit Development Ordinance No. 060506A (the “Existing Ordinance”) with respect to the real estate legally described in the attached Exhibit 1 (the “Area C Real Estate”), previously enacted by the Town of Fishers pursuant to its authority under the laws of the State of Indiana, IC 36-7-4 *et seq.*, as amended.

WHEREAS, the Plan Commission of the Town of Fishers has conducted a public hearing on Docket No. 1-TA-14 as required by law in regard to the application filed by Village Capital Corporation (the “Developer”) to amend the Existing Ordinance; and

WHEREAS, the Plan Commission at its February 11, 2014 meeting sent no recommendation to the Town of Fishers Town Council by a vote of 4 in favor, and 4 opposed;

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Fishers, Hamilton County, Indiana, meeting in regular session, that the Existing Ordinance is hereby amended as follows:

SECTION 1. Exhibit B of the Existing Ordinance is hereby replaced by the Updated Exhibit B attached hereto as Exhibit 2.

SECTION 2. Exhibit E of the Existing Ordinance is hereby replaced by the Updated Exhibit E attached hereto at Exhibit 3.

SECTION 3. Exhibit F of the Existing Ordinance is hereby replaced by the Updated Exhibit F attached hereto as Exhibit 4.

SECTION 4. Exhibit J of the Existing Ordinance is hereby replaced by the Updated Exhibit J attached hereto as Exhibit 5.

SECTION 5. In Section 6(C) (Alley Standards) of the Existing Ordinance, the word “Town” is hereby replaced by the word “Cottage.”

SECTION 6. Section 7(D) (Single-Family Detached Lots and Foundation Plantings) of the Existing Ordinance is hereby amended to read:

Single Family Detached Lots and Foundation Plantings in Areas A and B

Each lot within Areas A and B shall have a minimum two trees which shall be planted in the front or side yard and six shrubs plants along the foundation facing a street.

SECTION 7. Section 7(E) (Single-Family Attached Lots and Foundation Plantings) of the Existing Ordinance is hereby amended to read:

Single Family Detached Lots and Foundation Plantings in Area C

Each lot within Area C shall have a minimum of one tree or six shrubs plants shall be planted along the foundation of the building facing a street.

SECTION 8. In addition to the required perimeter plantings, the common area abutting 141st street and Promise Road in Area C shall include fencing, stone retaining walls, mounding, or any combination of the three.

SECTION 9. The last paragraph of Section 5 in the Existing Ordinance is hereby amended to read:

Open Space shall be provided as shown generally on the Conceptual Land Plan and per the Zoning Ordinance. The open space for the community will be deeded to the Homeowners Association and will offer active and passive recreation opportunities. Passive recreation opportunities are provided around the ponds and in pockets of common area throughout the development. Active recreation will be focused around the Recreation Facility located near the middle of the community. The Recreation Facility will contain a pool house, swimming pool, playground, and an open play area. These amenities are illustrated on the Conceptual Land Plan attached as Exhibit F.

SECTION 10. Section 7.006(B)(1) *AL-01 Alley Standards; General Residential Neighborhood; Use of Alleys; Maximum Service Capacity* of the Unified Development Ordinance of the Town of Fishers shall not apply.

SECTION 11. All other provisions of the Existing Ordinance shall remain in effect with the adoption of this ordinance. All provisions of the Existing Ordinance that conflict with the provisions of this ordinance are hereby rescinded as applied to the Area C Real Estate and shall be superseded by the terms of this ordinance.

SECTION 12. 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.

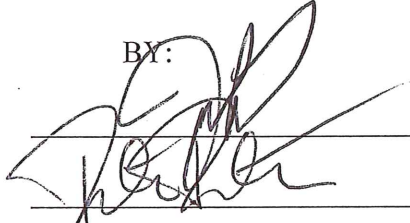

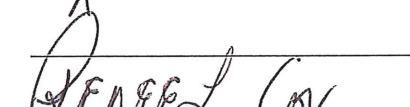
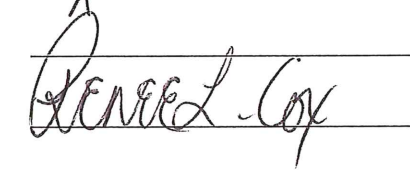
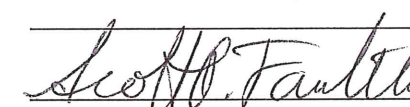
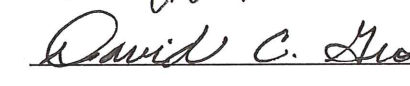
ADOPTED BY THE Town Council of the Town of Fishers, Indiana on this 17th day of March, 2014.

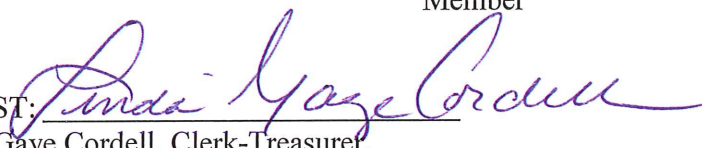
THE TOWN COUNCIL OF THE TOWN OF FISHERS,
HAMILTON COUNTY, INDIANA

AYE

NAY

BY:

 _____ John W. Weingardt, _____
President
 _____ C. Pete Peterson, _____
Vice President
 _____ Michael Colby, _____
Member
 _____ Renee Cox, _____
Member
_____ Stuart F. Easley, _____
Member
 _____ Scott A. Faultless, _____
Member
 _____ David C. George, _____
Member

ATTEST:  _____
Linda Gaye Cordell, Clerk-Treasurer,
The Town of Fishers, Indiana
Ordinance No. ~~071513B~~ 012114

DATE: 3/17/14

Approved by: Douglas D. Church, Esq., Church, Church, Hittle and Antrim. Town Attorney
Prepared by: Steven D. Hardin, Esq.
Faegre Baker Daniels, LLP, 600 East 96th Street, Suite 600
Indianapolis, Indiana 46240. (317) 569-9600.

EXHIBIT 1

AREA C REAL ESTATE

Part of West Half of the Southwest Quarter of Section 21, Township 18 North, Range 5 East in Hamilton County, Indiana, described as follows:

Commencing at the Northwest Corner of the West Half of said Southwest Quarter Section; thence North 89 degrees 35 minutes 00 seconds East (bearing based on NAD 83 Indiana State plane Coordinate System) along the North Line of said West Half a distance of 696.07 feet to the Beginning Point; thence continue North 89 degrees 35 minutes 00 seconds East along the said North Line a distance of 627.53 feet to the Northeast Corner of said Half Quarter Section; thence South 00 degrees 19 minutes 40 seconds East along the East Line of said Half Quarter Section a distance of 528.81 feet to the Northeast Corner of ANDERSON HALL Section 2, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 2006073825 and Certificate of Correction recorded as Instrument Number 2007022346 in the Office of the Recorder of Hamilton County, Indiana (the next five (5) described courses being along the Northerly Lines of said ANDERSON HALL Section 2); (1) South 89 degrees 40 minutes 20 seconds West a distance of 45.00 feet; (2) South 00 degrees 19 minutes 40 seconds East a distance of 230.00 feet; (3) South 89 degrees 40 minutes 20 seconds West a distance of 94.25 feet; (4) South 00 degrees 25 minutes 00 seconds East a distance of 26.98 feet; (5) South 89 degrees 35 minutes 00 seconds West a distance of 147.40 feet; thence South 68 degrees 17 minutes 55 seconds West along the said North Line and North Line extended Southwesterly of said Anderson Hall Section 2 a distance of 247.12 feet; thence North 21 degrees 42 minutes 05 seconds West a distance of 210.90 feet to the point of curvature of a curve having a radius of 482.00 feet, the radius point of which bears North 68 degrees 17 minutes 55 seconds East; thence Northerly along the said curve an arc distance of 179.06 feet to a point which bears South 89 degrees 35 minutes 00 seconds West from said radius point; thence North 00 degrees 25 minutes 00 seconds West a distance of 503.80 feet to the Beginning Point, containing 11.081 acres, more or less.

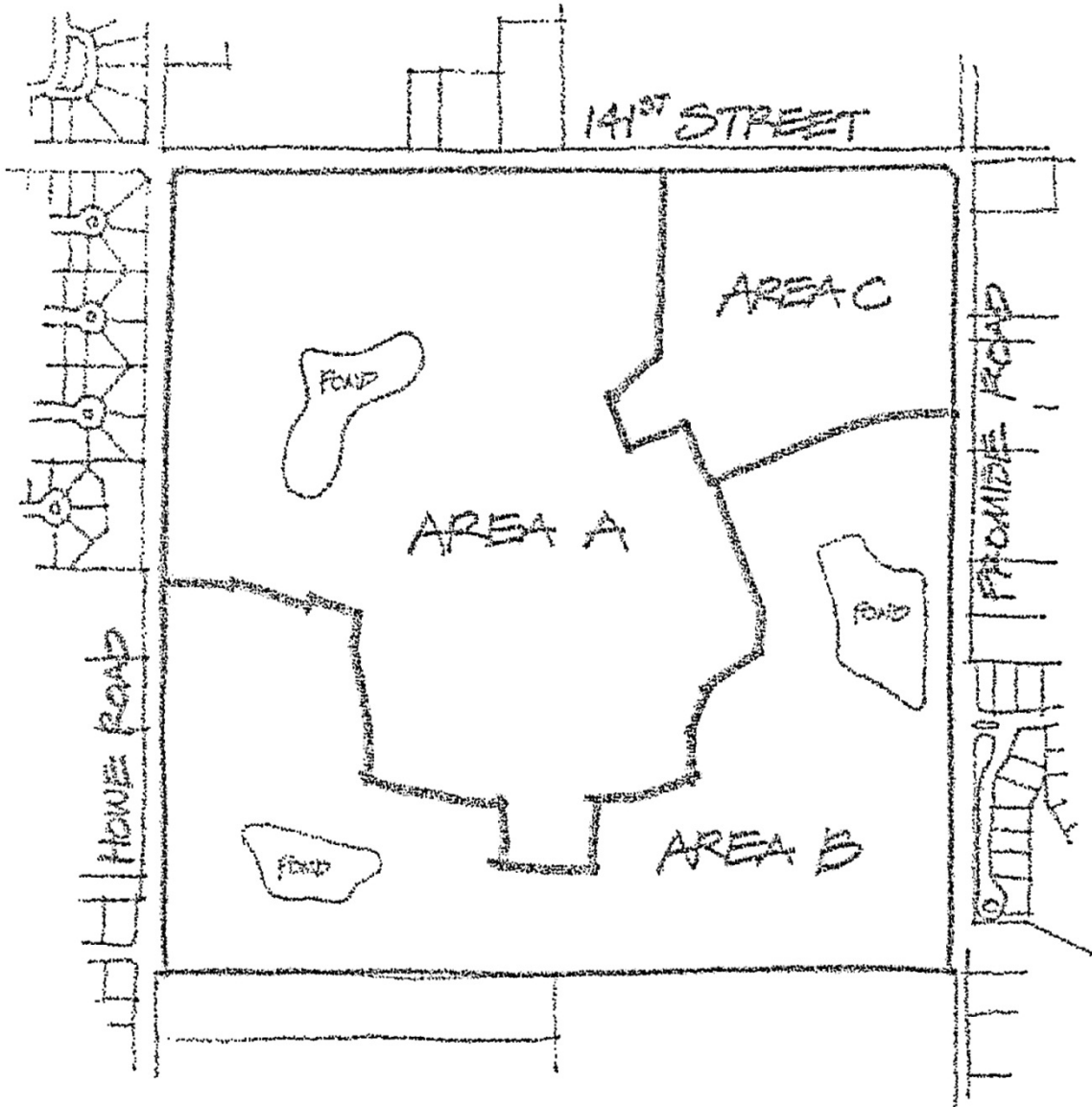
ALSO:

Part of West Half of the Southwest Quarter of Section 21, Township 18 North, Range 5 East in Hamilton County, Indiana, described as follows:

Commencing at the Northwest Corner of the West Half of said Southwest Quarter Section; thence North 89 degrees 35 minutes 00 seconds East (bearing based on NAD 83 Indiana State plane Coordinate System) along the North Line of said West Half a distance of 359.60 feet to the Beginning Point; thence continue North 89 degrees 35 minutes 00 seconds East along the said North Line a distance of 336.47 feet; thence South 00 degrees 25 minutes 00 seconds East a distance of 503.80 feet to a curve having a radius of 482.00 feet, the radius point of which bears North 89 degrees 35 minutes 00 seconds East; thence Southerly along the said curve an arc distance of 179.06 feet to a point which bears South 68 degrees 17 minutes 55 seconds West

from said radius point; thence South 21 degrees 42 minutes 05 seconds East a distance of 210.90 feet; thence South 68 degrees 17 minutes 55 seconds West a distance of 335.79 feet; thence South 21 degrees 42 minutes 05 seconds East a distance of 20.06 feet; thence South 68 degrees 17 minutes 55 seconds West a distance of 83.50 feet; thence North 21 degrees 42 minutes 05 seconds West a distance of 130.00 feet; thence South 68 degrees 17 minutes 55 seconds West a distance of 169.46 feet; thence North 19 degrees 40 minutes 22 seconds West a distance of 235.81 feet; thence North 45 degrees 14 minutes 15 seconds East a distance of 209.17 feet; thence North 81 degrees 59 minutes 15 seconds East a distance of 71.41 feet; thence North 00 degrees 25 minutes 00 seconds West a distance of 608.29 feet to the Beginning Point, containing 9.290 acres, more or less.

**EXHIBIT 2:
UPDATED EXHIBIT B
DISTRICTING MAP**



**EXHIBIT 3:
UPDATED EXHIBIT E
STANDARDS FOR AREA C
COTTAGE HOMES**

60-70 Dwelling Units / 17 – 20.5 Acres

A. Permitted Uses.

1. **Primary Uses:** Detached Single Family Dwellings
2. **Accessory Uses:** Any use typically considered accessory to a residential use by the Town of Fishers’ Unified Development Ordinance, including but not limited to:
 - Garages, attached or detached
 - Man-made lakes and ponds, both for aesthetic and utilitarian purposes
 - Utility building with permanent foundation
 - Open Space / Recreation Area or Facility

B. Development Standards.

1. Single Family Lots:

Minimum Lot Width at Building Line: 42’	Minimum Rear Yard Setback: 10’ ⁽¹⁾
Minimum Lot Depth: 110’	Maximum Building Height: 35’
Minimum Lot Frontage on Street: 30’	Minimum Separation between Buildings: 10’
Minimum Lot Area: 4,620 s.f.	Minimum Living Space – One Story Home: 1,400 s.f.
Minimum Front Yard Setback: 8’	Minimum Living Space – Two Story Home: 1,600 s.f.
Minimum Side Yard Setback: 3’ ⁽²⁾	Maximum Lot Coverage: 50%

NOTE: (1) A parking area a minimum of 18’ long shall be provided between the edge of the alley access easement and the garage door.

(2) A use easement in favor of the abutting neighbor the width of the side yard setback shall be provided on the garage side of each lot.

2. **Development Standards for Accessory Uses:** As set forth in the Town of Fishers Unified Development Ordinance and applicable to single family residential districts.

C. Architectural Standards.

1. Building Elevations. The building elevations of the homes constructed within Area C shall be substantially similar to one or more or a combination of the building elevations attached hereto as the Exhibit J.

2. Design Elements. Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Design elements shall be used to create visual interest.
3. Roof Form and Overhangs
 - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
 - b. All residences shall have eaves of a minimum eight inch (8”) overhang on the front and rear of the building.
4. Design Objectives. Residences shall be required to meet the following:
 - a. Residences located adjacent to an External Street (i.e. 141st Street, Promise Road, or Howe Road) and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
 - b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
5. Garage Composition and Orientation
 - a. All residences shall have a minimum two car attached garage.
 - b. Side- or rear-load garages shall be permitted.
6. Typical Lot Landscaping
 - a. Front yards and side yards shall be sodded and back yards shall be hydroseeded.
7. Exterior Surface Materials
 - a. Permitted exterior surface materials shall include: EIFS, stucco, brick, stone, wood, and concrete fiber board, or equivalent materials as determined by the Developer.
 - i. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
 - ii. Vinyl siding shall not be permitted.
8. Internal Corner Lots
 - a. Side facades that face internal streets on corner lots shall utilize a minimum of two (2) of the following design elements on said side façade:
 - i. Side load garage;
 - ii. Hip roof;
 - iii. Roofline direction change or roofline height change greater than 16 inches or two (2) or more roof planes;
 - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more

architectural breaks shall be deemed to have met the two (2) design element requirement);

- v. Brick, stone, EIFS, stucco, or equivalent material on a minimum of 18 inches in height the entire length of the façade or a five foot (5') return on the first floor;
- vi. Three (3) or more windows on the façade;
- vii. Side yard landscaping to include at least one (1) evergreen tree at least six feet (6') tall at the time of planting, or one (1) deciduous tree with a minimum caliper of 1½" at the time of planting and three (3) shrubs a minimum of three feet (3') in height at the time of planting.
- viii. Bay window;
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim mouldings (e.g. fipons above windows); or
- xii. Exterior chase fireplace;
- xiii. Architectural treatment on gable ends; or
- xiv. Sunroom or screened porch.

9. Perimeter Lots

- a. Each residence located on a lot marked by an * on the Conceptual Land Plan (a "Perimeter Home") shall comply with the following: Each Perimeter Home shall have brick, stone, or equivalent material on the first floor of its rear facade or a minimum of two (2) of the following design elements on said façade:
 - i. Covered open or screened porch (minimum size ten foot (10') by ten foot (10'), porches with arbor or similar roof treatments shall be deemed to meet the two (2) design element requirement;
 - ii. Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this particular design element);
 - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met the two (2) design element requirement);
 - iv. Brick, stone, or equivalent material on a minimum of 18 inches in height the entire length of the façade or a five foot (5') return on the first floor;
 - v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
 - vi. Elevated deck with decorative rail a minimum of 12 feet in width;
 - vii. Roofline direction change or roofline height change greater than 16 inches;

- viii. Bay window;
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- xii. Exterior chase fireplace; or
- xiii. Architectural treatment on gable ends.
- xiv. Landscaping adjacent to the alley to include at least one (1) evergreen tree at least six feet (6') tall at the time of planting, or one (1) deciduous tree with a minimum caliper of 1½" at the time of planting and three (3) shrubs a minimum of three feet (3') in height at the time of planting.

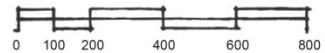
**EXHIBIT 4:
UPDATED EXHIBIT F
CONCEPTUAL LAND PLAN**



Plan Data:

- Cottage Homes
- Meridian Homes
- Springmill Homes
- * Area C Perimeter Lot

North



Graphic Scale in Feet

**EXHIBIT 5:
UPDATED EXHIBIT J**

COTTAGE HOME BUILDING ELEVATIONS



141st Street & Promise Road Planned Unit Development

ORDINANCE NO. 060506A

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF
FISHERS, HAMILTON COUNTY, INDIANA

This PUD District Ordinance (the "141st Street & Promise Road PUD") is an ordinance amending the Zoning Ordinance of the Town of Fishers, Indiana (the "Town"), dated November 3, 1980, Ordinance No. 110380, as amended (the "Zoning Ordinance") and the Official Zone Map (the "Zone Map"), which is a part of the Zoning Ordinance.

Recitals

WHEREAS, under Docket # _____, the Town's Plan Commission (the "Plan Commission") conducted a public hearing, as required by law, with respect to the application (the "Application") for a change in zoning classification filed by Estridge Development Company, Inc., for the real estate containing approximately 160 acres and legally described in what is attached hereto and incorporated herein by reference as Exhibit A (the Real Estate); and

WHEREAS, the Plan Commission has sent to Town's Town Council (the "Council") its _____ recommendation adopted on the _____ day of _____, _____ by a vote of _____ in favor, _____ opposed, and _____ abstained.

NOW, therefore, the Council hereby adopts and enacts this 141st Street & Promise Road PUD.

SECTION 1. TITLE. This Ordinance shall be formally known as the 141st Street & Promise Road PUD.

SECTION 2. PURPOSE. The purpose of this 141st Street & Promise Road PUD is (i) to designate the Real Estate as a Planned Unit Development Zoning District, (ii) to specify uses permitted in this 141st Street & Promise Road PUD, (iii) to specify development requirements in this 141st Street & Promise Road PUD, and (iv) to meet the requirements of Indiana Code 36-7-4-1500 et seq.

SECTION 3. APPLICATION. The use and development of the Real Estate shall be governed by this 141st Street & Promise Road PUD, and anything not addressed or not covered by this 141st Street & Promise Road PUD shall be governed by the provisions of the Zoning Ordinance, as amended, applicable to the individual zoning district which most closely fits the nature and style of each Area within this 141st Street & Promise Road PUD.

SECTION 4. ZONING DISTRICT DESIGNATION, ESTABLISHMENT OF PUD AREAS, AND AUTHORIZATION TO SUBDIVIDE.

A. **Zoning District Designation.** The Zoning Map is hereby changed to designate the Real Estate as a Planned Unit Development Zoning District, Planned Unit Development - Residential (PUD R).

B. **Establishment of 141st Street & Promise Road PUD Areas.** Attached hereto and incorporated herein by reference is Exhibit B as a Districting Map (the “Districting Map”), allocating the Real Estate into Area A (“Area A”), Area B (“Area B”), and Area C (“Area C”). The foregoing Areas shall collectively be referred to as the “Areas”. The zoning classification of the Real Estate is reclassified on the Zone Map to the Planned Unit Development District classification – 141st Street & Promise Road PUD. Permitted uses and development standards applicable to each area are set forth in Section 5 – Permitted Uses and Developments Standards, below. The approximate acreages and number of dwelling units listed in Section 5 are based upon a Conceptual Land Plan. The actual acres and number of dwelling units may increase or decrease by 5% in each Area, provided the maximum number of dwelling units shall not exceed 350 dwelling units.

OVERALL PROJECT DENSITY		
Home Collection	Acres	Dwelling Units
Meridian Collection, or equivalent	68 - 76	117 - 129
Springmill Collection, or equivalent	60 - 66	124 – 138
Lockerbie Town Home Collection, or equivalent	17 - 19	91 - 101
Maximum Total Number of Dwelling Units		350

C. **Authorization to Subdivide.** The subdivision of any and all of the Area(s) is permitted.

SECTION 5. PERMITTED USES, DEVELOPMENT STANDARDS AND ARCHITECTURAL STANDARDS.

The listing of Permitted Uses, Development Standards and Architectural Standards applicable to each area within this PUD are set forth in the following exhibits, which are attached hereto and incorporated herein by this reference:

- A. Exhibit C – Specifications for Area A – Meridian Collection Homes by Estridge, or equivalent.
- B. Exhibit D – Specifications for Area B – Springmill Collection Homes by Estridge, or equivalent.
- C. Exhibit E – Specifications for Area C –Lockerbie Town Home Collection by Estridge, or equivalent.

In addition, a minimum of 25% of the site shall be set-aside and provided as open space for the community which will be deeded to the Homeowners Association and will offer active and passive recreation opportunities. Passive recreation opportunities are provided around the ponds and in pockets of common area throughout the development. Active recreation will be focused around the Recreation Facility located near the middle of the community. The Recreation Facility will contain a pool house, swimming pool, playground, and an open play area. These amenities are illustrated on the Conceptual Land Plan attached as Exhibit F.

SECTION 6. STREET STANDARDS. The project shall comply with the Town's applicable street design standards except as noted below:

A. Street and Right-of-Way Standards

All internal streets shall comply with the Standard Construction Specifications & Details for the Town of Fishers.

B. Street Lights

Street Lights shall not be required along local streets within this PUD, provided, however, Dusk to Dawn Lights shall be required for all lots.

C. Alley Standards

Alleys shall provide access to town home units as shown on Conceptual Land Plan. Alleys shall be privately owned and maintained and shall be centered within an easement a minimum of 22' wide. Alley pavement widths shall be a minimum of 20' wide.

D. Pedestrian Circulation Plan

Multi-purpose pathways and sidewalks shall be constructed in the locations substantially as depicted in Exhibit G.

SECTION 7. LANDSCAPE STANDARDS. The project shall comply with all procedural, approval, and maintenance requirements of the Town's landscape ordinance. The 141st Street and Promise Road PUD shall be landscaped pursuant to the following standards:

A. Perimeter Planting Standards

Landscape buffering required along the perimeter street rights-of-way may be placed anywhere in the perimeter common area / open space abutting the right-of-way rather than being channeled into a 20 foot strip immediately adjacent to the right-of-way. Those portions of the Common Areas or other open spaces set aside for required perimeter landscape buffering shall not be subject to any utility easements.

Perimeter fences installed by the Developer may be located in the rear yards of lots in order to maintain access to drainage swales. Such fences shall be maintained in perpetuity by the homeowners association. Details of such fencing shall be provided as part of the Landscape Plan submitted for Final Development Plan Approval.

B. Perimeter Street Trees

Perimeter street trees shall be planted at a rate of one, 2" caliper canopy tree per 50', planted with a maximum distance of 75' between trees.

Trees shall be planted in a minimum 5' wide planting strip between the curb and pedestrian way.

C. Internal Street Trees

Internal street trees shall be planted at a rate of one, 2" caliper canopy tree per 40', planted with a maximum distance of 60' between trees.

Trees shall be planted in a minimum 5' wide planting strip between the curb and pedestrian way.

D. Single Family Detached Lots and Foundation Plantings

Each lot shall have a minimum two trees which shall be planted in the front or side yard and six shrubs plants along the foundation facing a street.

E. Single Family Attached Lots and Foundation Plantings.

Each lot shall have a minimum of one ornamental tree or six shrubs plants shall be planted along the foundation of the building facing a street.

F. Open Space / Recreation Area or Facility

For any building, one ornamental tree or six shrubs plants shall be planted along the foundation facing a street.

G. Parking Lot Screening.

Any portion of the parking lot at the Recreation Area or Facility that is located within a minimum front yard setback or oriented toward an adjacent residential lot shall be screened by either: (1) a hedge row planted not more than 4' on-center, 24" minimum height, with not less than 50% evergreen plant material; or (b) evergreen trees at least six feet tall planted a maximum of 15' on-center.

H. Entrance Wall Features and Landscaping.

Entrance wall features shall be allowed on each side of each entrance into the 141st Street & Promise Road PUD, may be up to fifteen (15) feet in height, shall be permitted to encroach within rights-of-way of internal local streets provided they are and located no closer than three (3) feet from the back of curb of such internal local streets, and comply with the Vision Clearance standards. Details of any Entrance Wall Features shall be provided as part of the Landscape Plan submitted for Final Development Plan Approval.

I. Irrigation.

Irrigation systems at the perimeter of the site shall be permitted to encroach into the rights-of-way. Irrigation controllers, valves, and backflow preventers shall not be located within the rights-of-way. The homeowners association shall be responsible for all items placed within the rights-of-way.

J. Plant Material Sizes.

Shrubs, perennials, annual color, and ornamental grasses that are not required above by this Section 7 may be planted from containers smaller than two gallon size.

K. Amendments.

The Director shall have the authority to approve amendments to an approved Landscape Plan upon finding that the amended Landscape Plan is consistent with the original Landscape Plan intent and represents an enhancement of landscape features.

SECTION 8. SIGNAGE STANDARDS. The project shall comply with all procedural, approval and maintenance requirements of the Town's sign ordinance. Signs within the 141st Street & Promise Road PUD shall comply with the following standards:

A. Subdivision Identification Signs.

Permanent Subdivision Identification Signs shall be permitted on each Entrance Wall Feature (see Section 7, H., above), and may be up to thirty two (32) square feet in size. Details of any Entrance Wall Features and Permanent Subdivision Identification Signs shall be provided as part of the Landscape Plan submitted for Final Development Plan Approval.

B. Neighborhood Signs.

In Area A, Area B, and Area C, monument column signs identifying each distinct neighborhood shall be permitted. Up to twelve (12) such signs shall be permitted. The total sign area of such signs shall not exceed 4.5 square feet, and the structural column framing such signs shall not exceed six (6) feet in height. Neighborhood signs shall be permitted to encroach within rights-of-way of internal local streets provided they are located behind the

back of the curb; do not interfere with the location or use of any sidewalk; and, comply with the Vision Clearance standards. Details of any monument column sign shall be provided as part of the Landscape Plan submitted for Final Development Plan Approval.

C. Recreation Facility Sign.

One (1) identification ground sign shall be permitted for the Recreation Facility; provided, however, that such signs shall not have a sign area in excess of thirty-two (32) square feet. Details of any Recreation Facility sign shall be provided as part of the Final Development Plan Approval for the Recreation Facility.

D. Temporary Subdivision Signs.

Temporary signs erected in connection with the announcement and construction of the 141st Street & Promise Road PUD shall be: considered temporary in nature; located and erected in compliance with the following regulations; and subject to final review and approval by Staff.

1. Temporary subdivision signs may be up to ninety-six (96) square feet in sign area, up to 20' in height and not located within any public rights-of-way.
2. One such temporary subdivision sign shall be allowed at each entry into the community.
3. The temporary subdivision sign must be removed when the Certificate of Occupancy is issued for the last home in the PUD.
4. Each model home shall be allowed one (1) model home sign with a maximum sign area of 32 square feet, located behind the right of way and having a maximum height of 5'.
5. Signage may be located on canopies of a model home provided such sign area does not exceed forty (40) square feet.
6. On-site directional signs are permitted, so long as such sign area does not exceed sixteen (16) square feet each, and the sign does not exceed a maximum height of 4'.

E. Real estate signs, per Section 158.48 of the Sign Code of the Zoning Ordinance, shall be permitted.

SECTION 9. PARKING.

Residential uses shall comply with the Town of Fishers Zoning Ordinance.

Recreation Facility: A minimum of twelve (12) off-street parking spaces shall be provided.

SECTION 10. MODEL HOMES.

Section 1 of the 141st Street and Promise Road PUD shall be designed to include portions of Area A, Area B and Area C so that a model(s) for each Area may be constructed. At least one (1) model home for each Area shall be selected from one (1) of the two (2) largest models offered in the PUD for such Area. If the home series for any given Area includes an option for a basement and more than one (1) model home is built for that Area, at least 50% of the model homes for that Area shall include a basement.

SECTION 11. CONCEPTUAL LAND PLAN AND DEVELOPMENT OF REAL

ESTATE. The Detailed Development Plan for the Real Estate shall be in substantial compliance with the nature and intent of the approved Conceptual Land Plan.

The Conceptual Land Plan shall have no expiration.

The Detailed Development Plan for the Real Estate shall expire three (3) years after approval. If a request for approval of a Detailed Development Plan is filed for in phases, each subsequent phase shall be filed for within three (3) years of the approval of the prior phase.

Work authorized under a Final Development Plan shall be commenced within three (3) years from the date of the approval. If a request for approval of a Final Development Plan is filed for in phases, each subsequent phase shall be filed for within three (3) years of the approval of the prior phase.

Extensions of the timelines outlined above may be approved by the Director for good cause shown.

SECTION 12. PROCEDURE FOR APPROVAL OF DETAILED DEVELOPMENT PLANS (PRIMARY PLAT) AND FINAL DEVELOPMENT PLANS (FINAL PLAT).

The following procedure shall apply throughout this 141st Street & Promise Road PUD:

- A. **Subsequent Approvals.** The adoption of this PUD Ordinance and the subsequent consideration of any Detailed Development Plans and Final Development Plans shall be consistent and pursuant to the provisions of the Planned Unit Development Committee and the Planned Unit Development process as set forth in Section 151.072 Planned Unit Development District. The petitioner shall follow all Procedures for Detailed Development Plan Approval, provided by Department of Development staff. In addition, the petitioner shall:
1. Meet with staff to discuss the project;
 2. Meet with the PUD Committee to present preliminary plans and drawings for the project which shall include preliminary elevations of each product type, material samples, color boards, lighting, and other materials that further illustrate the project to the PUD

Committee. The PUD Committee will review the preliminary plans and drawings and will make a recommendation to the Plan Commission;

3. Detailed Development Plans (primary plat), which are in substantial compliance with the terms, conditions, and provisions of this 141st Street & Promise Road PUD, including all of its exhibits, shall be approved, and Final Development Plans (final plats), which are in substantial compliance with the Detailed Development Plan, shall be approved.
- B. **Appeal.** The denial by the Department of Development of any request for approvals may be appealed to the Plan Commission, which may affirm or reverse the decision of the Department of Development, and the denial by the Plan Commission of any request for approvals may be appealed to the Town Council which may affirm or reverse the decision of the Plan Commission. In circumstances permitted under the Zoning Ordinance, appeal may also be made to the Town's Board of Zoning Appeals.
- C. **Recreation Facility Approval.** The Recreation Facility is for the private use of the residents of the community and is not open to the public. As an accessory use to the residences, the recreation shall not be required to follow the approval process for commercial Improvement Location Permits.

SECTION 13. DEFINITIONS. The following definitions shall apply in this 141st Street & Promise Road PUD:

Building Height: The vertical distance measured from the lot ground level to the mean height between eaves and ridges for gable, hip and gambrel roofs.

Conceptual Land Plan: Attached hereto and incorporated herein by reference as Exhibit "F" is the Conceptual Land Plan for Area A, Area B, and Area C.

Living Space: The square footage of the home exclusive of garages, porches, patios, and basements.

Nailite: A polypropylene specialty siding panel manufactured with injection-molding technology and a proprietary coating process that replicates cedar siding.

Open Space: An area of land not covered by buildings, parking structures, or accessory uses except for recreational structures. Open space may include nature areas, streams and flood plains; meadows or open fields containing baseball, football and soccer fields, golf courses, swimming pools, bicycles paths, etc. Open space does not include street rights-of-way, platted lot area, private yard, patio areas, or land scheduled for future development.

Recreation Area or Facility: An outdoor facility, which may included an accessory clubhouse, provided as part of a residential development that is owned and maintained by the owners' association or property owner primarily for the use of the residents of the development, and which is also accessible for use by the general public through associate membership subscription or user fees. The term includes swimming pools, tennis courts, basketball courts, and the like.

Swimming Pool: A self-contained body of water at least twenty-four inches deep and eight feet in diameter or width and used for recreation purposes and limited to "non-competition" use.

ADOPTED BY THE Town Council of the Town of Fishers, Indiana on this 5th day of Sept, 2006.

THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

<u>AYE</u>	<u>NAY</u>
BY: <u>Scott Faultless</u>	_____
Scott Faultless, President	
<u>Eileen N. Pritchard</u>	_____
Eileen N. Pritchard, Vice President	
_____	_____
Stuart F. Easley, Member	
<u>Arthur J. Levine</u>	_____
Arthur J. Levine, Member	
<u>Daniel E. Henke</u>	_____
Daniel E. Henke, Member	
<u>Charles P. White</u>	_____
Charles P. White, Member	
<u>David C. George</u>	_____
David C. George, Member	

ATTEST: Linda Gaye Cordell DATE: 9-5-06
Linda Gaye Cordell, Clerk-Treasurer,
Town of Fishers, Indiana

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

EXHIBIT A

REAL ESTATE – LEGAL DESCRIPTION

Land Description (Based On Survey)

The West Half of the Southwest Quarter of Section 21 and the East Half of the Southeast Quarter of Section 20, both being in Township 18 North, Range 5 East in Hamilton County, Indiana described as follows:

Beginning at the Northwest corner of said West Half; thence North 89 degrees 35 minutes 00 seconds East (bearing based on NAD 83 Indiana State Plane Coordinate System) along the north line of said West Half a distance of 1323.60 feet to the Northeast corner of said West Half; thence South 00 degrees 19 minutes 40 seconds East along the east line of said West Half a distance of 2558.34 feet to the southeast corner of said West Half; thence South 89 degrees 41 minutes 44 seconds West along the south line of said West Half a distance of 1320.68 feet to the southwest corner of said West Half, point also being the southeast corner of said East Half; thence South 89 degrees 15 minutes 06 seconds West along the south line of said East Half a distance of 1316.74 feet to the southwest corner of said East Half; thence North 00 degrees 08 minutes 37 seconds West along the west line of said East Half a distance of 2664.22 feet to the northwest corner of said East Half; thence North 89 degrees 37 minutes 09 seconds East along the north line of said East Half a distance of 1305.23 feet to the Point of Beginning, containing 160.701 acres, more or less.

EXHIBIT B

DISTRICTING MAP

The Districting Map shows the approximate boundaries for each permitted primary land use.

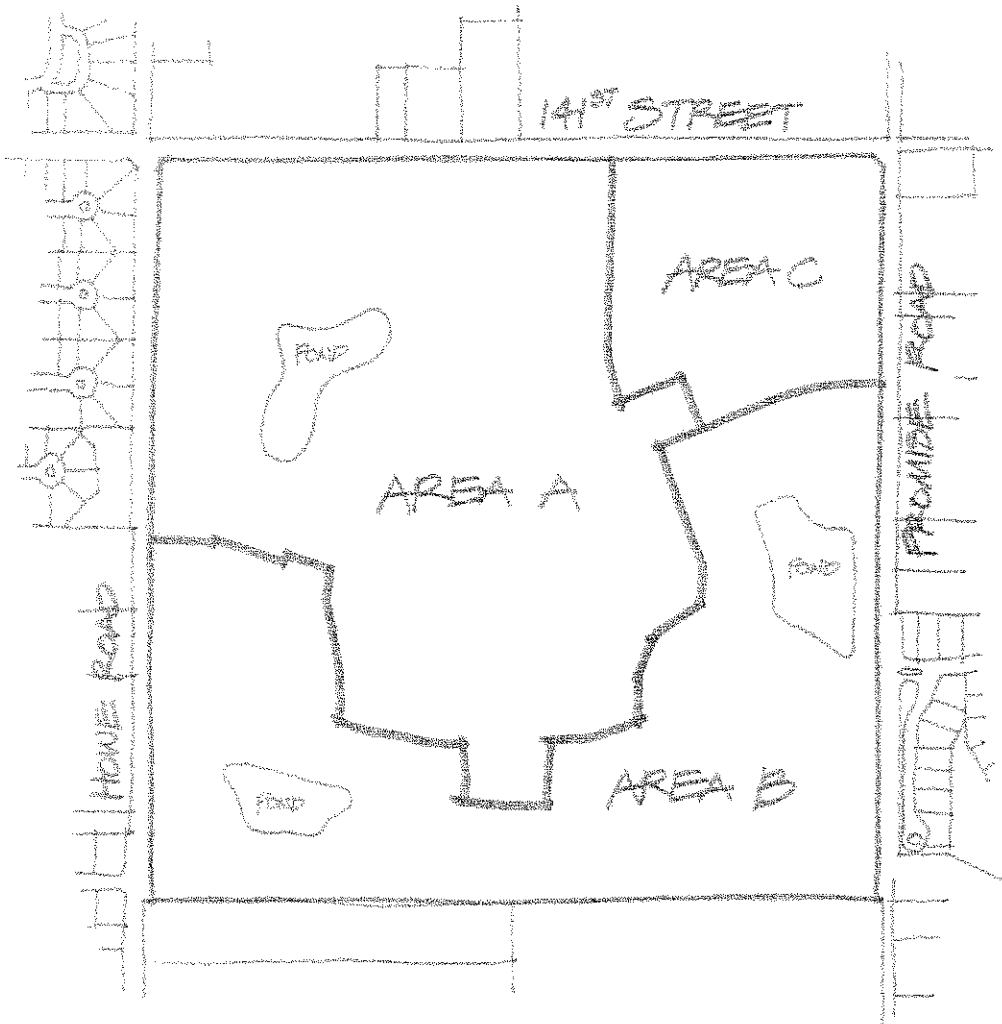


EXHIBIT C

SPECIFICATIONS FOR AREA A

Meridian Collection Homes by Estridge,
or equivalent
117 - 129 Dwelling Units / 68 - 76 Acres

A. Permitted Uses:

1. **Primary Uses:** Detached Single Family Dwellings
2. **Accessory Uses:** Any use typically considered accessory to a residential use by the Town of Fishers' Zoning Ordinance, including but not limited to:
 - Garages, attached or detached.
 - Man-made lakes and ponds, both for aesthetic and utilitarian purposes.
 - Utility building with permanent foundation.
 - Open Space / Recreation Area or Facility

B. Development Standards.

1. Single Family Lots:

Minimum Lot Width at Building Line: 90'	Minimum Rear Yard Setback: 25'
Minimum Lot Depth: 130'	Maximum Building Height: 35'
Minimum Lot Frontage on Street: 50'	Minimum Separation between Buildings: 10'
Minimum Lot Area: 11,700 s.f	Minimum Living Space - One Story Homes: n/a
Minimum Front Yard Setback 25'	Minimum Living Space - Two Story Homes: 2,400 s.f.
Minimum Side Yard Setback: 5'	Maximum Lot Coverage: 35% ⁽¹⁾

NOTE: ⁽¹⁾ 40% if side load or rear load garage.

2. **Accessory Uses:** As set forth in the Town of Fishers Zoning Ordinance and applicable to single family residential districts.

C. Architectural Standards

1. Building Elevations. The building elevations of the homes constructed within Area A shall be substantially similar to one or more or a combination of the building elevations of the Meridian Collection homes attached hereto as Exhibit H.
2. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.

3. Roof Form and Overhangs.

- a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
- b. All residences shall have eaves of a minimum eight inch overhang on each elevation.

4. Design Objectives. Residences shall be required to meet the following:

- a. Residences located adjacent to an External Street (i.e., 141st Street, Promise Road or Howe Road) and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
- b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.

5. Garage Composition and Orientation

- a. All residences shall have a minimum two car attached garage.
- b. Front or side load garages shall be permitted.
- c. For front loaded garages, the total width of the garage doors shall not exceed 33% of the overall width of a front façade.
- d. Any three (3) car or larger side load garage shall include: a window; other architectural element; or, additional foundation landscaping consisting of one (1) tree or three (3) shrubs.

6. Lawn Preparation of All Lots

- a. Front yards and side yards shall be sodded and back yards shall be hydroseeded.

7. Exterior Surfaces

- a. Permitted exterior surface materials shall include: EIFS, stucco, brick, stone, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows and soffits shall be permitted.

8. Perimeter Lots

- a. Each residence located on a lot adjacent to an External Street (i.e., 141st Street, Promise Road or Howe Road) and is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have brick, stone, EIFS, stucco, or equivalent material on the first floor for rear facades facing such External Streets and five foot returns for side facades facing such External Streets or a minimum of two (2) of the following design elements on said façade(s):
 - i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this design element requirement);
 - ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this design element requirement);

- iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear façade elevation, excluding relief for doors and windows (homes incorporating two (2) or more architectural breaks shall be deemed as meeting the requirement for a minimum of 2 design elements);
 - iv. Brick, stone, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
 - v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
 - vi. Elevated deck with decorative rail a minimum of 12 feet in width;
 - vii. Roofline direction change or roofline height change greater than sixteen inches (16”);
 - viii. Bay window;
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
 - xii. Exterior chase fireplace; or
 - xiii. Architectural treatment on gable ends.
9. Exemption for Existing Structures. Existing structures within Area A (e.g. the existing farm house and its accessory agricultural buildings) shall be exempt from the Architectural Standards within this exhibit. Should the existing farm house be removed from the site, new residential structures shall comply with the Architectural Standards herein.

EXHIBIT D

ARCHITECTURAL STANDARDS FOR AREA B

Springmill Collection Homes by Estridge,
or equivalent
124 - 138 Dwelling Units / 60 - 66 Acres

A. Permitted Uses:

1. **Primary Uses:** Detached Single Family Dwellings
2. **Accessory Uses:** Any use typically considered accessory to a residential use by the Town of Fishers' Zoning Ordinance, including but not limited to:
 - Garages, attached or detached.
 - Man-made lakes and ponds, both for aesthetic and utilitarian purposes.
 - Utility building with permanent foundation.
 - Open Space / Recreation Area or Facility

B. Development Standards.

1. Single Family Lots:

Minimum Lot Width at Building Line: 75'	Minimum Rear Yard Setback: 25'
Minimum Lot Depth: 130'	Maximum Building Height: 35'
Minimum Lot Frontage on Street: 50'	Minimum Separation between Buildings: 10'
Minimum Lot Area: 9,750 s.f	Minimum Living Space - One Story Homes: n/a
Minimum Front Yard Setback: 25'	Minimum Living Space - Two Story Homes: 1,750 s.f.
Minimum Side Yard Setback: 5'	Maximum Lot Coverage: 35% ⁽¹⁾

NOTE: ⁽¹⁾ 40% if side load or rear load garage.

2. **Development Standards for Accessory Uses:** As set forth in the Town of Fishers Zoning Ordinance and applicable to single family residential districts.

C. Architectural Standards

1. **Building Elevations.** The building elevations of the homes constructed within Area B shall be substantially similar to one or more or a combination of the building elevations of the Springmill Collection homes attached hereto as Exhibit I.
2. **Design Elements.** Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Design elements shall be used to create visual interest.

3. Roof Form and Overhangs
 - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
 - b. All residences shall have eaves of a minimum eight inch overhang on the front and rear of the building.
4. Design Objectives. Residences shall be required to meet the following:
 - a. Residences located adjacent to an External Street (i.e., 141st Street, Promise Road or Howe Road) and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
 - b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
5. Garage Composition and Orientation
 - a. All residences shall have a minimum two car attached garage.
 - b. Front or side load garages shall be permitted.
 - c. For front loaded garages, the total width of the garage doors shall not exceed 36% of the overall width of a front façade.
 - d. Any three (3) car or larger side load garage shall include: a window; other architectural element; or, additional foundation landscaping consisting of one (1) tree or three (3) shrubs.
6. Typical Lot Landscaping
 - a. Front yards and side yards shall be sodded and back yards shall be hydroseeded.
7. Exterior Surface Materials
 - a. Permitted exterior surface materials shall include: vinyl, EIFS, stucco, brick, stone, wood, and concrete fiber board, or equivalent materials as determined by the Developer.
 - i. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
 - ii. Vinyl siding shall have a minimum 0.044 thickness.
 - b. All homes shall have brick, stone, EIFS, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.
8. Additional Requirements for Use of Vinyl Siding
 - a. Front Façade – Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following design features on the front façade:

- i. Side load garage
 - ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
 - iii. Roofline direction change or roofline height change greater than sixteen inches (16");
 - iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, as transitional material between two different exterior materials;
 - v. Shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three windows with shutters or other enhanced architectural window treatment are required to meet the 2 design element requirement);
 - vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met the minimum of 2 design element requirement);
 - vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater, except for a shed roof accent or a front porch roof..
 - viii. Brick, stone, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.
 - ix. Separate overhead door per car for each garage;
 - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;
 - xi. Architecturally-treated entranceways (for homes without a front porch);
 - xii. Bay window;
 - xiii. Transom window(s);
 - xiv. Veranda/balcony;
 - xv. Garage doors containing windows of high standard and quality;
 - xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - xvii. Exterior chase fireplace.
- b. Side Façade – Each residence using vinyl siding on the side façades of the residence shall utilize a minimum of one of the following architectural elements on each side façade:
- i. Side load garage;
 - ii. Hip roof;

- iii. Roofline direction change or roofline height change greater than sixteen inches (16”) or two (2) or more roof planes;
- iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met the two design element requirement);
- v. Brick, stone, EIFS, stucco or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
- vi. Three or more windows on the façade;
- vii. Side yard landscaping to include at least one 6' evergreen tree or one 1 ½" caliper deciduous tree at the time of planting and three shrubs three feet in height at time of planting;
- viii. Bay window;
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
- xii. Exterior chase fireplace.
- xiii. Architectural treatment on gable ends; or
- xiv. Sunroom or screened porch.

9. Internal Corner Lots

- a. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following design elements on said side façade:
 - i. Side load garage;
 - ii. Hip roof;
 - iii. Roofline direction change or roofline height change greater than sixteen inches (16”) or two (2) or more roof planes;
 - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met the two design element requirement);
 - v. Brick, stone, EIFS, stucco or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
 - vi. Three or more windows on the façade;

- vii. Side yard landscaping to include at least one 6' evergreen tree or one 1 ½" caliper deciduous tree at the time of planting and three shrubs three feet in height at time of planting;
- viii. Bay window;
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
- xii. Exterior chase fireplace.
- xiii. Architectural treatment on gable ends; or
- xiv. Sunroom or screened porch.

10. Perimeter Lots

- a. Each residence using vinyl siding and located and located on a lot adjacent to an External Street (i.e., 141st Street, Promise Road or Howe Road) and is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have brick, stone, EIFS, stucco, or equivalent material on the first floor for rear facades facing such External Streets or a minimum of two (2) of the following design elements on said façade(s):
 - i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet the two design element requirement);
 - ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this particular design element);
 - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to meet the two design element requirement);
 - iv. Brick, stone, EIFS, stucco or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
 - v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
 - vi. Elevated deck with decorative rail a minimum of 12 feet in width;
 - vii. Roofline direction change or roofline height change greater than sixteen inches (16");
 - viii. Bay window;
 - ix. Transom window(s);

- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- xii. Exterior chase fireplace; or
- xiii. Architectural treatment on gable ends.

EXHIBIT E

ARCHITECTURAL STANDARDS FOR AREA C

Lockerbie Town Home Collection by Estridge,
or equivalent
91 - 101 Dwelling Units / 17 - 19 Acres

A. Permitted Uses:

1. **Primary Uses:** Attached Single Family Dwellings (i.e., Townhomes)
2. **Accessory Uses:** Any use typically considered accessory to a residential use by the Town of Fishers' Zoning Ordinance, including but not limited to:
 - Garages, attached or detached.
 - Man-made lakes and ponds, both for aesthetic and utilitarian purposes.
 - Utility building with permanent foundation.
 - Open Space / Recreation Area or Facility

B. Development Standards.

1. Attached Single Family Dwellings (i.e., Townhomes)

Minimum Lot Width at Building Line: 25'	Minimum Rear Yard Setback: 20'
Minimum Lot Depth: 80'	Maximum Building Height: 40'
Minimum Lot Frontage on Street: 20'	Minimum Separation between Buildings: 20'
Minimum Lot Area: 2,000 s.f.	Minimum Living Space - One Story Homes: n/a
Minimum Front Yard Setback 15'	Minimum Living Space - Two Story Homes: 1,400 s.f.
Minimum Side Yard Setback: n/a	Maximum Lot Coverage: n/a

2. **Development Standards for Accessory Uses:** As set forth in the Town of Fishers Zoning Ordinance and applicable to multifamily residential districts.
3. The number of one-bedroom, 1,400 sq. ft. Townhomes shall not exceed 20% of the total number of Townhomes to be constructed in Area C.

C. Architectural Standards

1. Building Elevations. The building elevations of the homes constructed within Area C shall be substantially similar to one or more or a combination of the building elevations of the Lockerbie Town Home Collection homes attached hereto as Exhibit J.
2. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.

3. Roof Form and Overhangs
 - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
 - b. All residences shall have eaves of a minimum eight inch overhang.
4. Design Objectives. Residences shall be required to meet the following:
 - a. Residences located adjacent to an External Street (i.e., 141st Street, Promise Road or Howe Road) and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
5. Garage Composition and Orientation
 - a. 75% of all residences shall have a minimum two car attached garage.
 - b. Rear load garages shall be mandatory.
6. Typical Lot Landscaping
 - a. Grass areas in all yards shall be sodded.
7. Exterior Surface Materials
 - a. Permitted exterior surfaces shall include: nailite, vinyl, EIFS, stucco, brick, stone, wood, and concrete fiber board, or equivalent materials as determined by the Developer, provided:
 - i. Vinyl or aluminum clad windows and soffits shall be permitted.
 - ii. Vinyl siding shall have a minimum 0.044 thickness.
 - b. All homes shall have brick, stone, EIFS, stucco, or equivalent material on the first floor of the front and a minimum of five foot (5') returns on the sides of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.
8. Additional Requirements for Use of Vinyl Siding
 - a. Front Façade – Each town home building using vinyl siding on the front façade shall utilize a minimum of three (3) of the following design elements on the front façade of each dwelling unit:
 - i. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
 - ii. Roofline direction change or roofline height change greater than sixteen inches (16");
 - iii. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - iv. Architectural break, including cantilevered offsets of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief

- for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the design element requirements);
- v. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater, except for a shed roof accent or a front porch roof.
 - vi. Brick, stone, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.
 - vii. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes, or a covered front entry;
 - viii. Architecturally-treated entranceways (for homes without a front porch);
 - ix. Bay window;
 - x. Transom window(s);
 - xi. Veranda/balcony; or
 - xii. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows).
- b. Side Façade – Each town home building using vinyl siding on the sides of the residence shall utilize a minimum of one of the following design elements on each side façade:
- i. Hip roof or two (2) or more roof planes;
 - ii. Roofline direction change or roofline height change greater than sixteen inches (16”);
 - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met the two design element requirement);
 - iv. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
 - v. Three or more windows on the façade;
 - vi. Additional side yard landscaping to include at least one 6' evergreen tree or one 1 ½" caliper deciduous tree the time of planting and three shrubs three feet in height at time of planting;
 - vii. Bay window;
 - viii. Transom window(s);
 - ix. Veranda/balcony;

- x. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- xi. Exterior chase fireplace; or
- xii. Architectural treatment on gable ends.

9. Internal Corner Lots

- a. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following design elements on said side façade:
 - i. Hip roof or two (2) or more roof planes;
 - ii. Roofline direction change or roofline height change greater than sixteen inches (16");
 - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met the two design element requirement);
 - iv. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
 - v. Three or more windows on the façade;
 - vi. Additional side yard landscaping to include at least one 6' evergreen tree or one 1 ½" caliper deciduous tree the time of planting and three shrubs three feet in height at time of planting;
 - vii. Bay window;
 - viii. Transom window(s);
 - ix. Veranda/balcony;
 - x. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
 - xi. Exterior chase fireplace; or
 - xii. Architectural treatment on gable ends.

10. Perimeter Lots

- a. Each town home building using vinyl siding and located on a lot adjacent to an External Street (i.e., 141st Street, Promise Road or Howe Road) and is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have brick, stone, EIFS, stucco, or equivalent material on the first floor for rear facades facing such External Streets and five foot returns for side facades facing such External Streets or a minimum of two (2) of the following design elements on said façade(s):

- i. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this particular provision);
- ii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed as meeting the two design element requirement);
- iii. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
- iv. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
- v. Roofline direction change or roofline height change greater than sixteen inches (16”);
- vi. Bay window;
- vii. Transom window(s);
- viii. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- ix. Exterior chase fireplace; or
- x. Architectural treatment on gable ends.

EXHIBIT F
CONCEPTUAL LAND PLAN

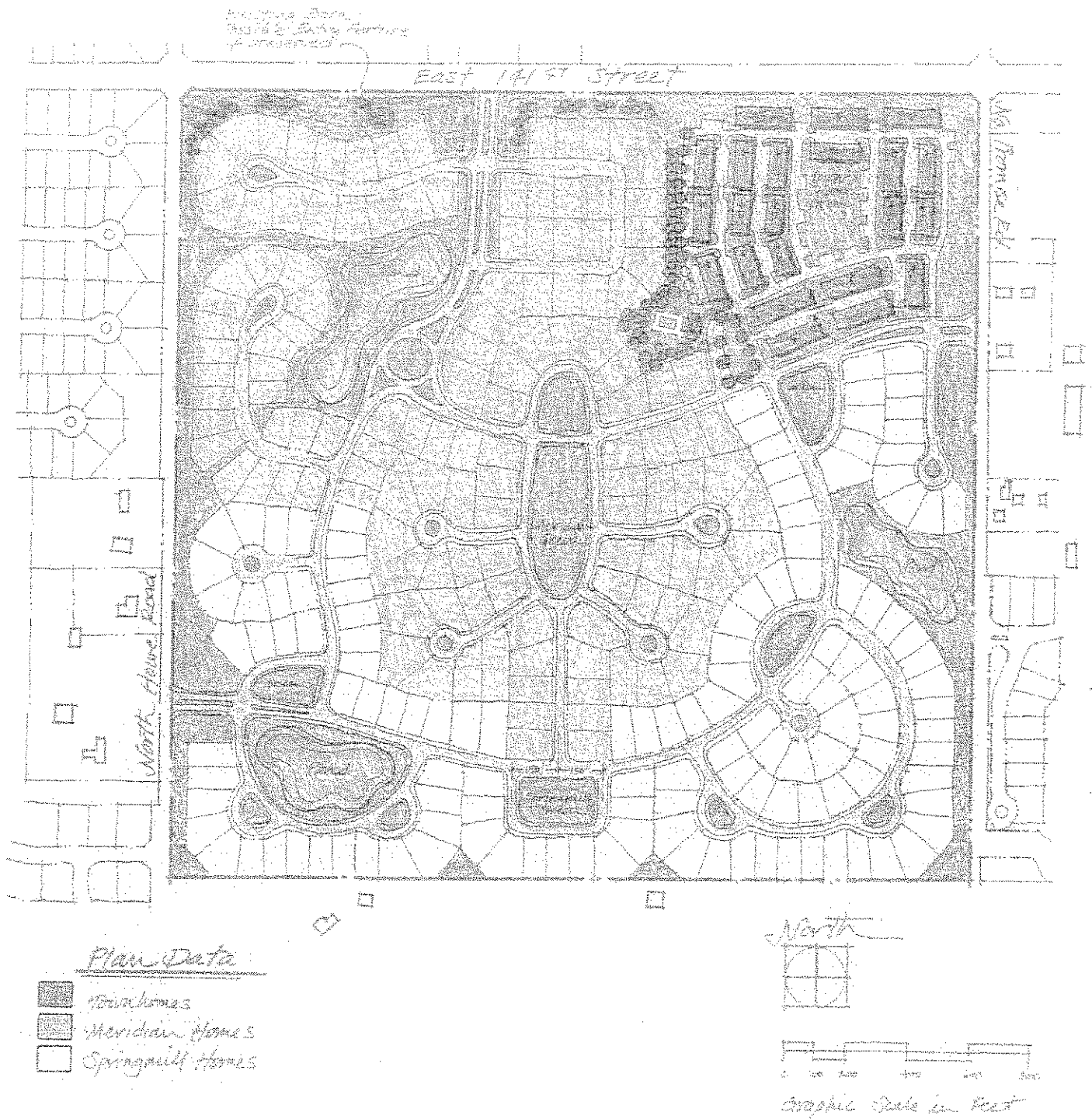


EXHIBIT G
PEDESTRIAN CIRCULATION PLAN

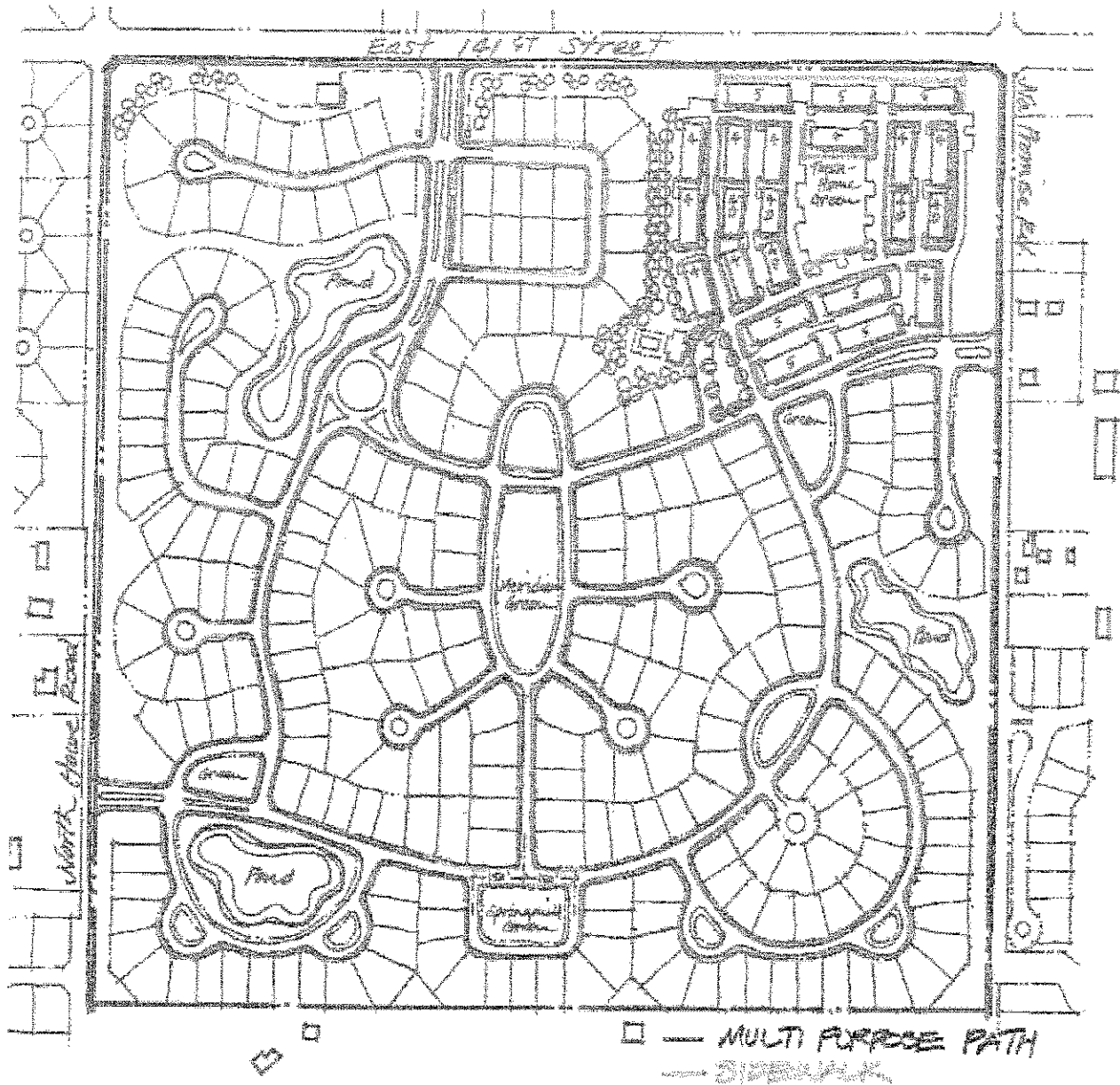


EXHIBIT H

MERIDIAN COLLECTION HOME ELEVATIONS

728

MERIDIAN COLLECTION



728B



728C

Estridge

729

MERIDIAN COLLECTION



729A



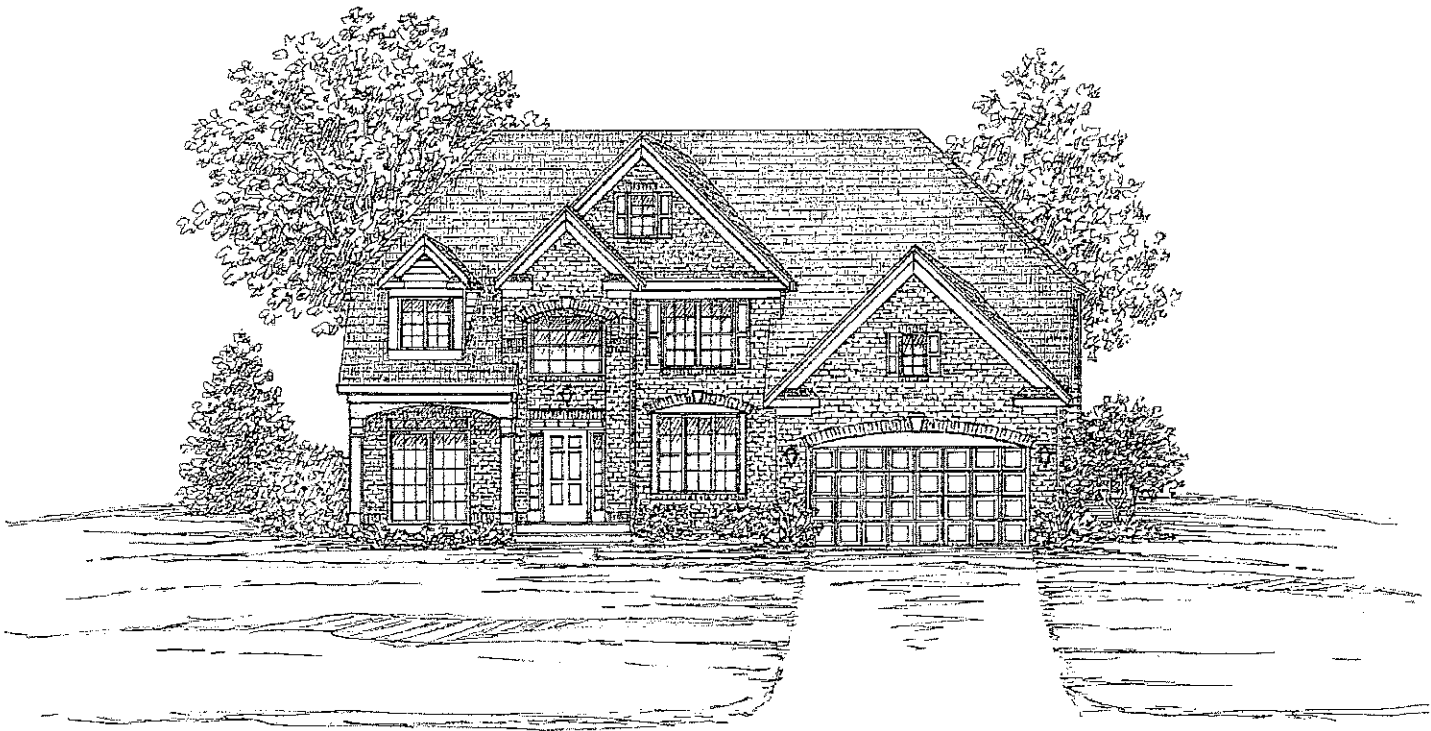
729B

732

MERIDIAN COLLECTION



732A

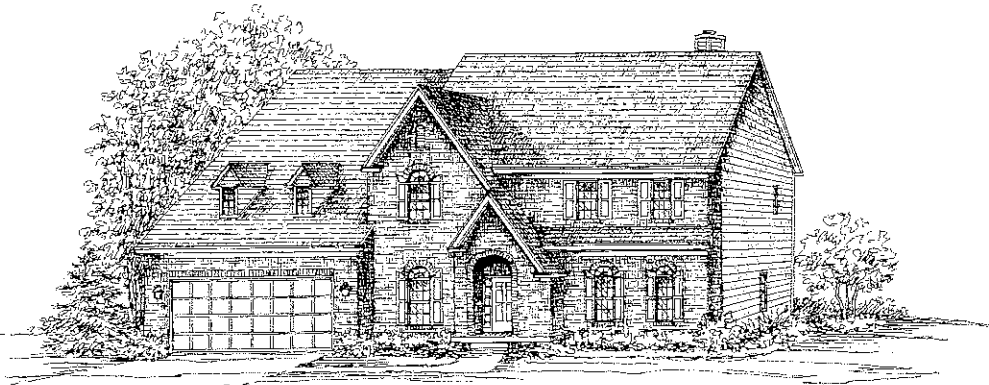


732B

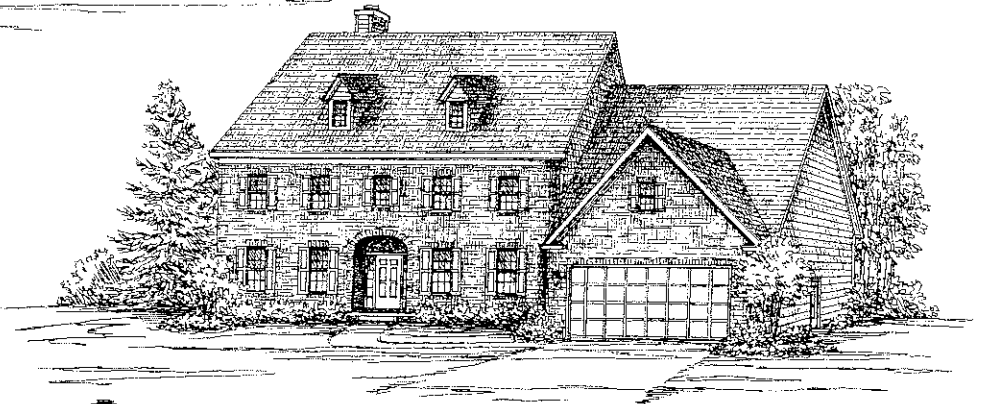


735

MERIDIAN COLLECTION



735A



735B



735C



735D



735E



746A

MERIDIAN COLLECTION



746A

Estridge

746B

MERIDIAN COLLECTION



746B

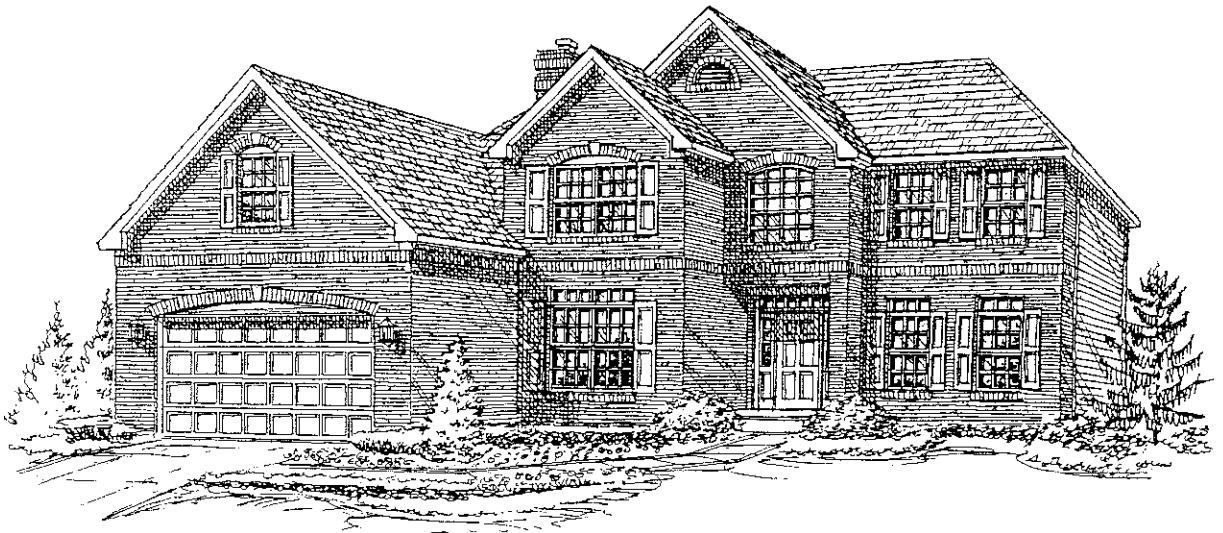


750

MERIDIAN COLLECTION



750A



750B

Estridge

753A

MERIDIAN COLLECTION



753A



753B

MERIDIAN COLLECTION



753B

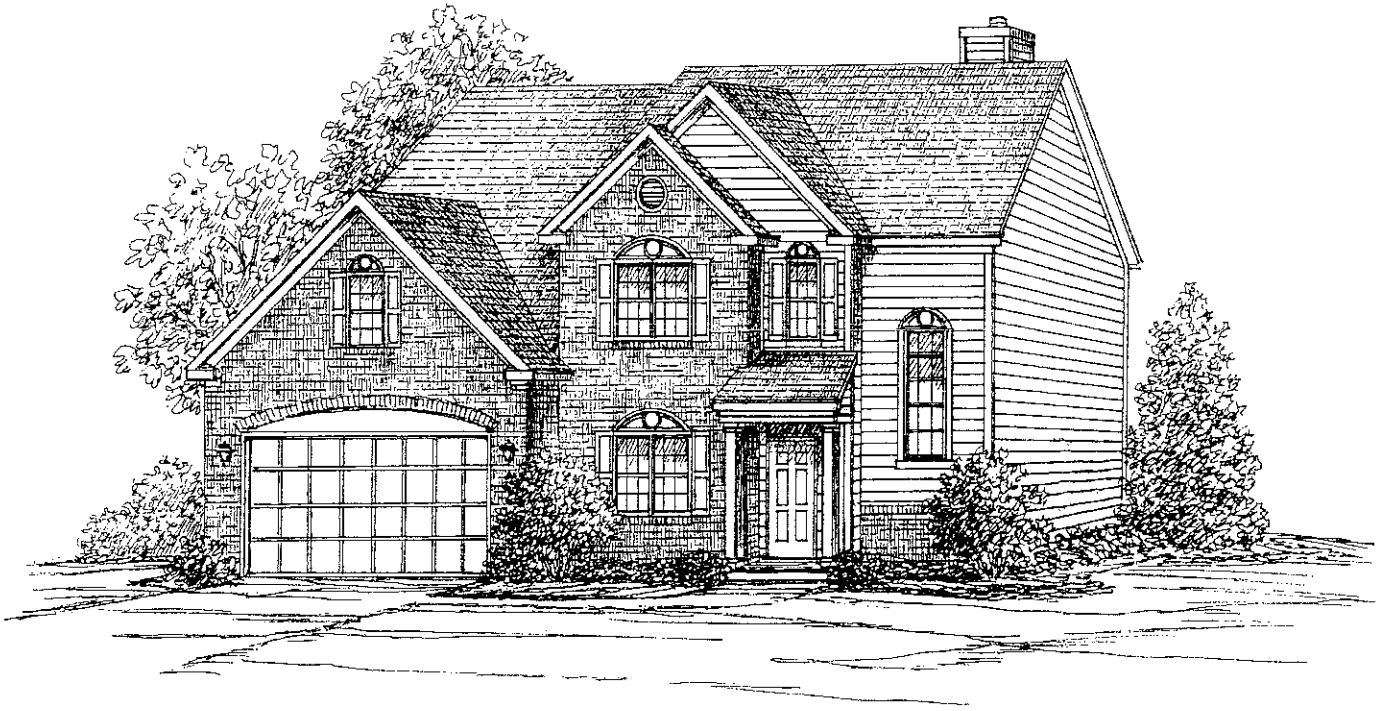


EXHIBIT I

SPRINGMILL COLLECTION HOME ELEVATIONS

607

SPRINGMILL COLLECTION

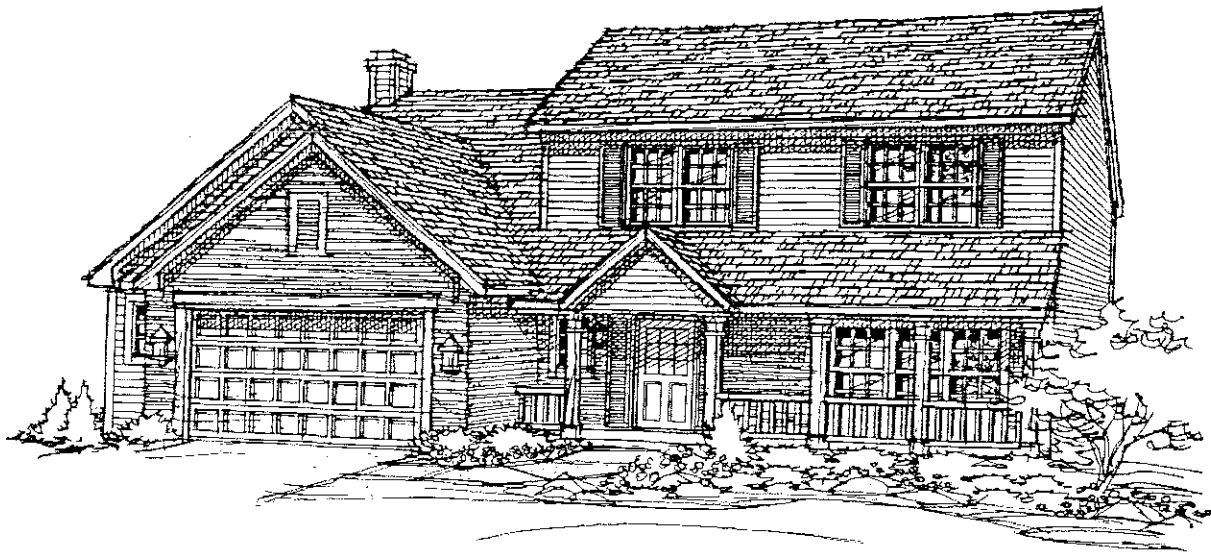


607C

Estridge

613RE

SPRINGMILL COLLECTION

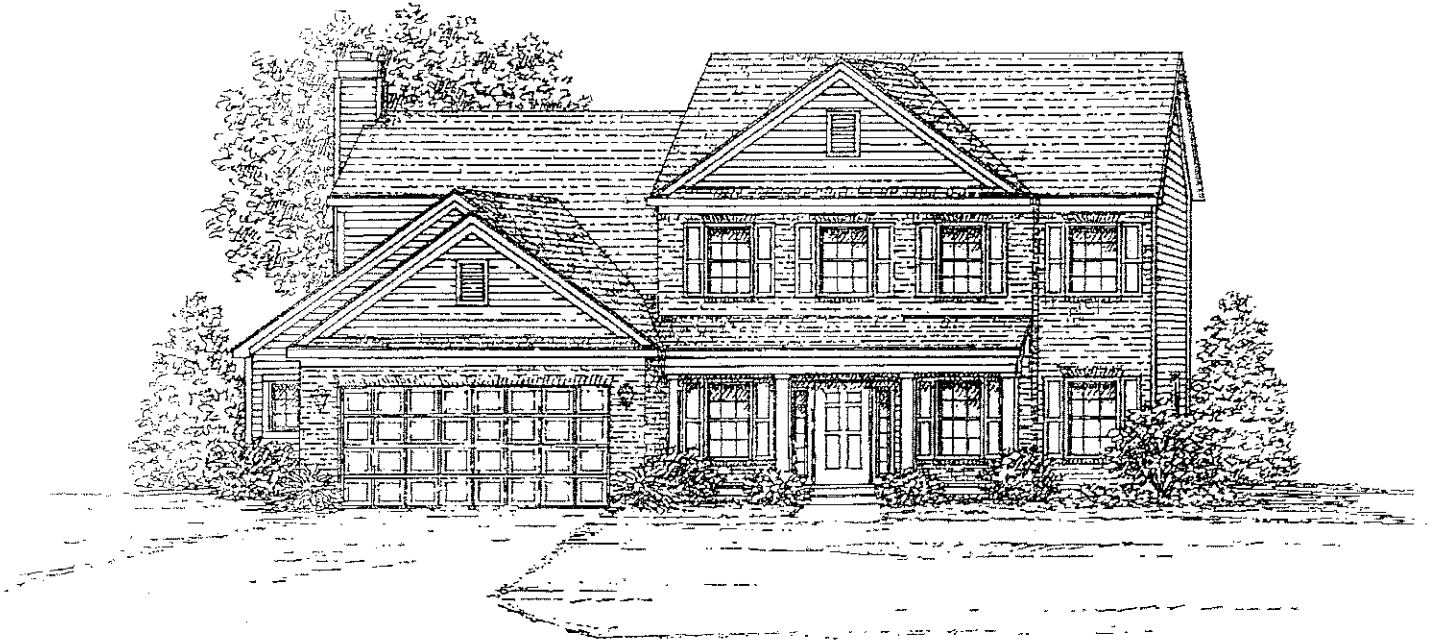


613RE

Estridge

613RF

SPRINGMILL COLLECTION



613RF

Estridge

624R

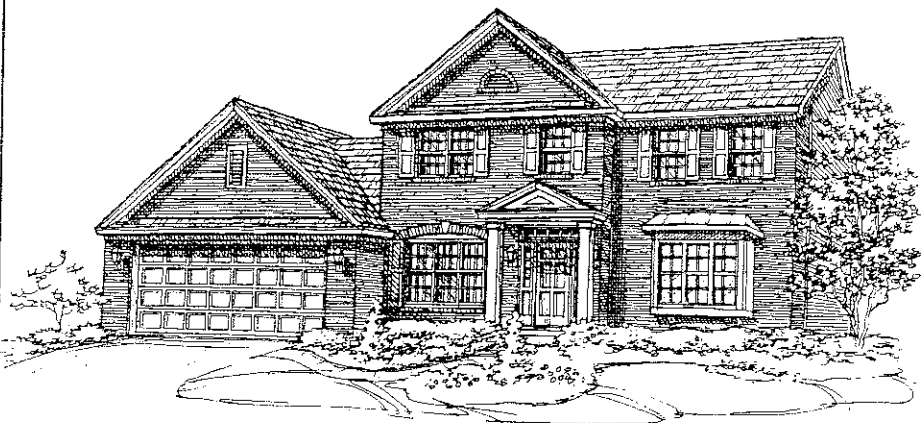
SPRINGMILL COLLECTION



624RA



624RB



624RD

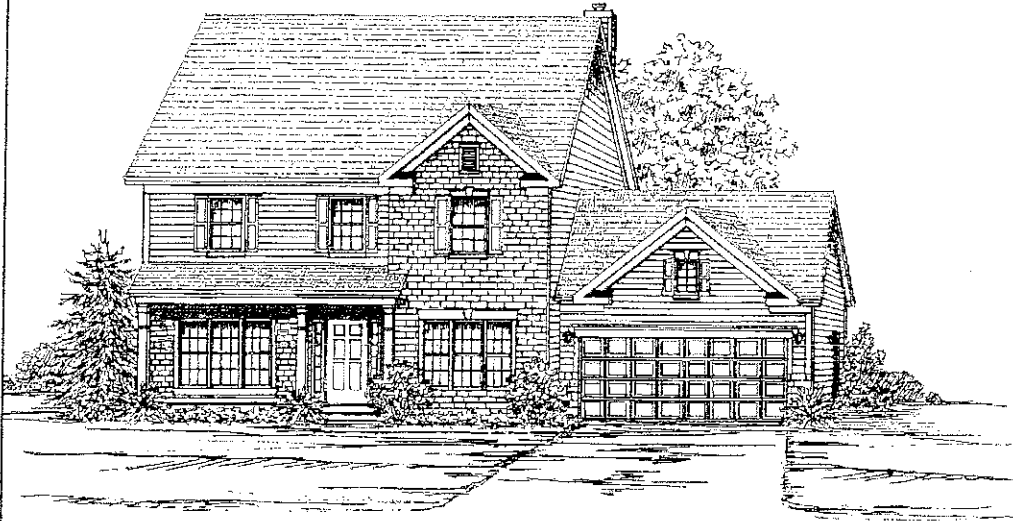


624RE



627

SPRINGMILL COLLECTION



627A



627B



627C



655

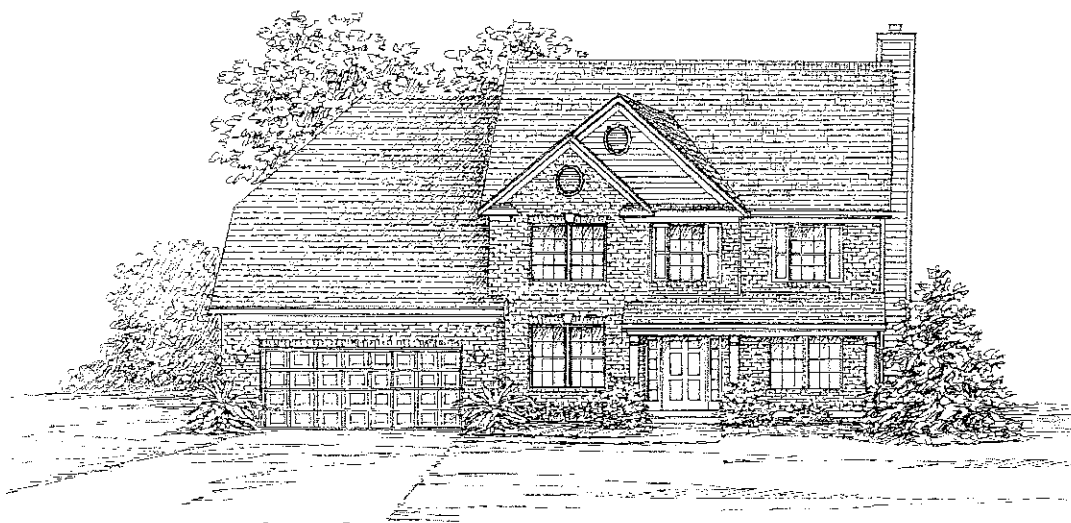
SPRINGMILL COLLECTION



655A



655B

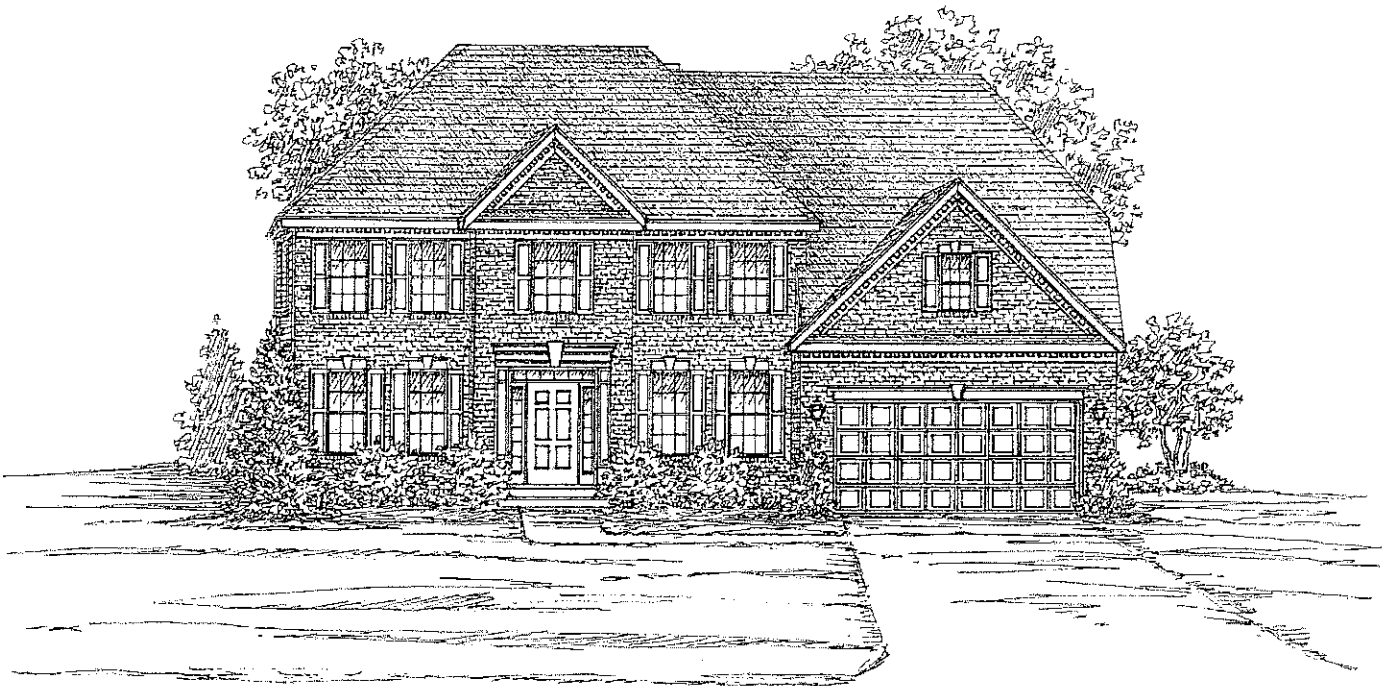


655C



657

SPRINGMILL COLLECTION

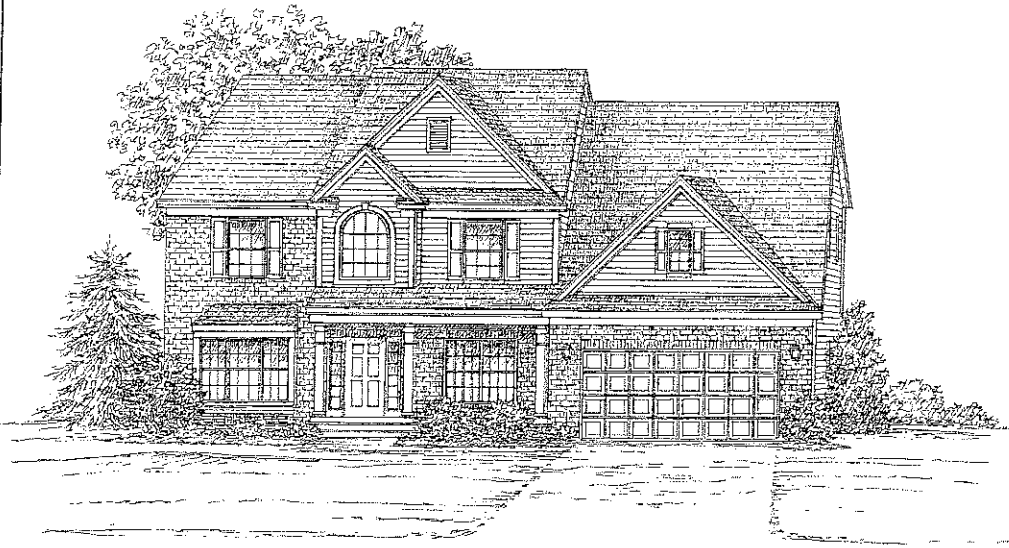


657A

Estridge

658

SPRINGMILL COLLECTION



658A



658B



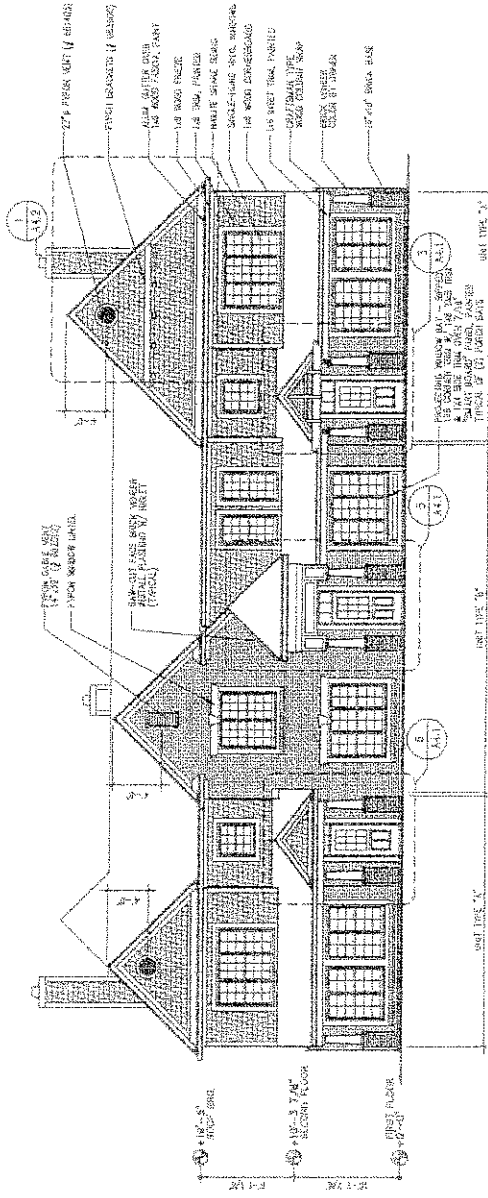
658C



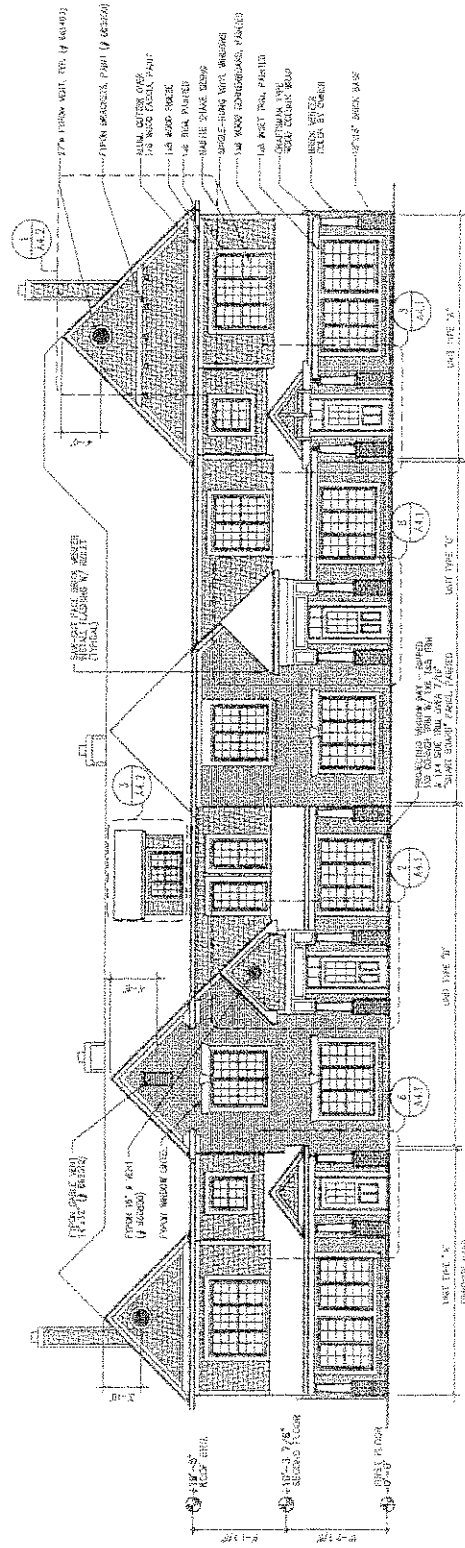
EXHIBIT J

LOCKERBIE TOWN HOME COLLECTION BUILDING ELEVATIONS

Lockerbie Town Home Collection



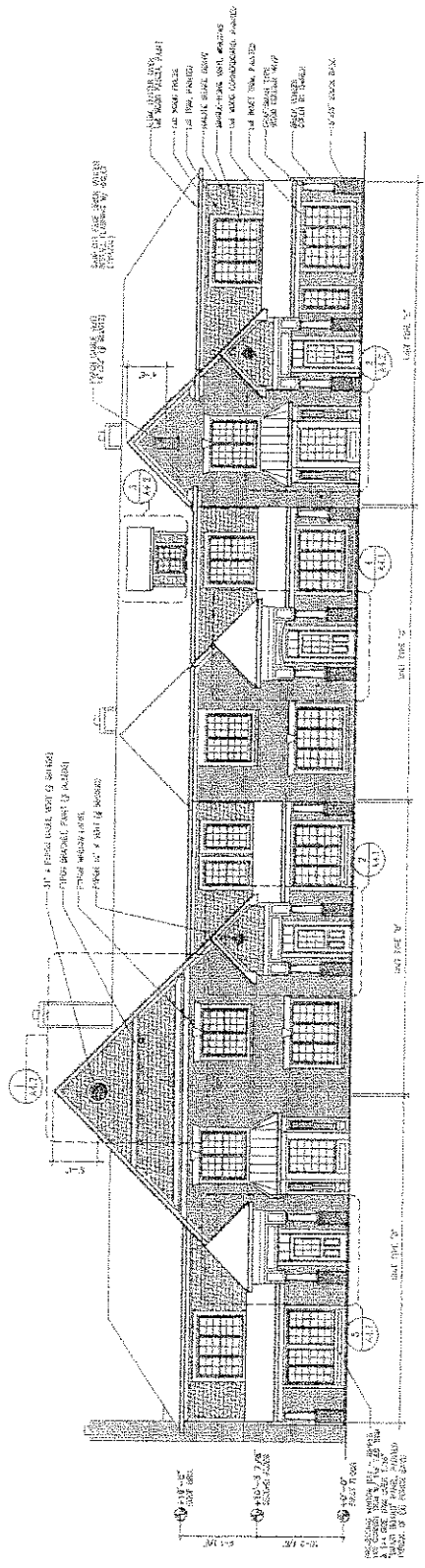
Building III Front Elevation



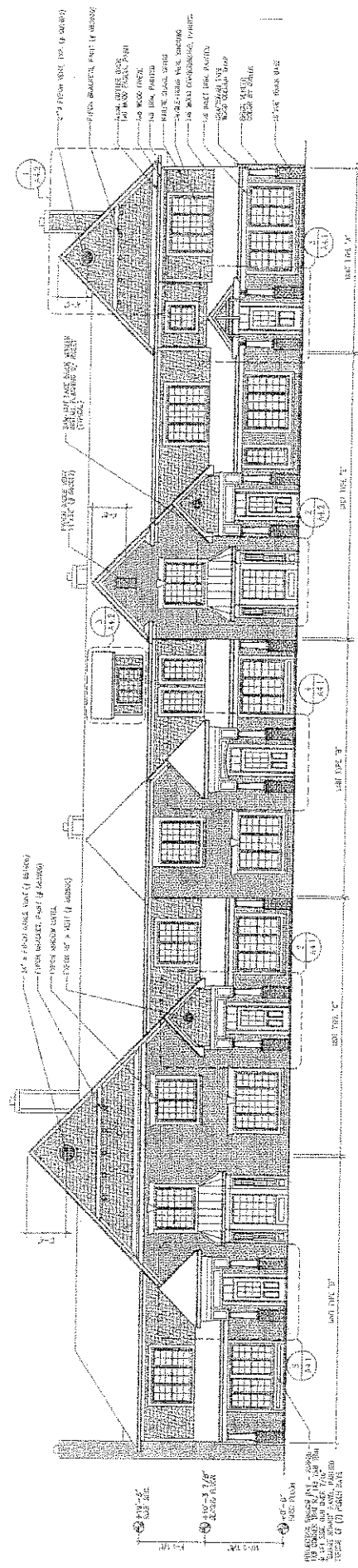
Building IV-A Front Elevation



Lockerbie Town Home Collection



Building IV-D Front Elevation



Building V Front Elevation

