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Year  
**2016**

BRIDGER PINES II PUD

Year  
2016

BRIDGER PINES II PUD

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City of Fishers  
Planned Development  
Ordinance  
No. 081516A

# BRIDGER PINES II PUD

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

Declaration	Purpose and Intent	Permitted Uses
<p><b>Ordinance No. 081516A</b> (this Ordinance) <b>Adopted:</b> <u>11/21/16</u></p> <p>The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 090605A, as amended, and the Official Zoning Map of the City of Fishers, Indiana, dated April, 2016, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:</p> <p>The zoning classification of the real estate legally described in Section 1.08 of this Ordinance (the "Real Estate"), is hereby designated as a <b>Planned Unit Development - Residential District (PUD-R)</b>, and that said PUD-R zoning district shall hereafter be known as the "<b>Bridger Pines II PUD.</b>"</p> <p>Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.</p>	<p>The purpose of this PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the UDO to the development of the Real Estate.</p>	<p>All uses described in the <b>R5</b> Residential District.</p>

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## 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 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 4.02(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 City Council with a general vision for the development of the Real Estate. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.

Concept Plan Exhibit



## 1.04 Development Standards

- A. Cross References: The regulations of *Article 05: 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 modified below:
- (i) Minimum Lot Width at Building Line: Sixty feet (60')<sup>1</sup>
  - (ii) Minimum Lot Frontage: Forty feet (40')
  - (iii) Minimum Front Setback: Twenty-two feet (22')
  - (iv) Minimum Side Setback: Six feet (6')
  - (iv) Minimum Aggregate Side Setback: Shall not apply.
- C. Accessory Structure Standards (AS): shall apply.
- D. Architectural Design Standards (AD): shall apply, except as modified below:
- (1) Approved Elevations
    - (i) The City's PUD Committee, at its September 26, 2016, meeting, reviewed and approved the set of home plans on file with the City's Community Development Department (the "Approved Elevations"). The Illustrative Architectural Exhibit, attached hereto as Exhibit A, is a sampling and general representation of those Approved Elevations. The Approved Elevations are hereby incorporated and approved. All homes shall be substantially consistent with the Approved Elevations or otherwise comply with the standards set forth in this Ordinance. The Director of the Community Development Department, including his/her designees, shall review and approve home elevations at the time of filing of the Building Permit for compliance.
    - (ii) If a home elevation does not comply with Section 1.04(D)(1)(i), then the proposed home elevation(s) shall be submitted for review and approval by the PUD Committee. The PUD Committee's review of the home elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the PUD and the Approved Elevations.
  - (2) *Article 5.13 AD-01(A)(1)(b): Architectural Design; Single-Family Residential; Facade; Side and Rear Elevation* shall not apply; rather, the following shall apply:
    - (i) Dwellings on lots designated with a black circle on the Concept Plan shall have masonry on all four sides, but, in all cases, shall include a minimum three (3) foot wainscot, and shall incorporate one (1) or more of the following features: rear sun room, rear screened porch, rear covered patio, or any other rear facade extension.
    - (ii) The rear facade of dwellings not designated with a black circle on the Concept Plan shall incorporate one (1) or more of the following features: minimum three (3) foot wainscot, rear sun room, rear screened porch, rear covered patio, or any other rear facade extension.
  - (3) *Article 5.13 AD-01(A)(2): Architectural Design; Single-Family Residential; Facade; Exterior Material* shall apply; however, aluminum, heavy-gauge vinyl, and vinyl shall not be permitted as a siding material.
  - (4) *Article 5.13 AD-01(A)(4): Architectural Design; Single-Family Residential; Facade; Dimensions* shall not apply. Instead, the following shall apply:
    - (i) The garage door shall not exceed more than fifty (50) percent of the front facade width.
  - (5) *Article 5.13 AD-01(C)(3): Architectural Design; Single-Family Residential; Roof; Minimum Eave/Overhang Width* shall apply. In addition, side overhangs shall be required.
  - (6) *Article 5.13 AD-01(D)(2): Architectural Design; Single-Family Residential; Automobile Storage; Garage Capacity of Three or More Bays* shall apply, except as modified below.
    - (i) Every two (2) bays (not to exceed a maximum of twenty-five feet (25')) shall have a separate door, and shall be offset a minimum of four (4) feet from adjacent door(s). The term "Frontloading" applies to and includes garages that load from a primary and/or secondary frontage.

<sup>1</sup>No more than 20 lots shall be 60' in width, and at a minimum, no less than 50% of the lots shall be 66' in width or greater.

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- (7) *Article 5.13 AD-01(D)(4): Architectural Design; Single-Family Residential; Automobile Storage; Garage-forward Design* shall apply. In addition, each garage door shall include a "decorative" design with windows substantially similar in quality and character as illustrated in the Decorative Garage Door Exhibit, attached hereto as Exhibit B.
- (8) Window Trim: All windows on the sides and rear of all dwellings shall include a minimum one (1) inch by four (4) inch trim.
- (9) Front-loading, two-car garages shall be offset a minimum of four (4) feet from the dwelling's front facade.
- (10) All porch and door overhangs shall close the end and tie back into the home.
- (11) All one-story floor plans shall offer a front porch option.
- (12) *Article 5.40 LA-02(D): Landscaping Standards; Street Trees; Arterial, Collector, and Local Streets* shall apply, except as modified below:
  - (i) Planting strips between the curb and sidewalk shall be a minimum of seven and one-half (7 ½) feet wide.
- 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.
- N. Lighting Standards (LT): shall apply.
- O. Loading Standards (LD): shall apply.
- P. Lot Standards (LO): shall apply.
- Q. Outdoor Storage Standards (OS): shall apply.
- R. Parking Standards (PK): shall apply.
- S. Pedestrian Accessibility Standards (PA): shall apply.
- T. Performance Standards (PF): shall apply.
- U. Permanent Outdoor Display Area Standards (PD): shall apply.
- V. Property Identification Standards (PI): shall apply.
- W. Public Art Standards (PT): shall apply.
- X. Public Improvement Standards (PV): shall apply.
- Y. Setback Standards (SB): shall apply.
- Z. Sewer & Water Standards (SW): shall apply.
- AA. Sexually Oriented Business Standards (SX): shall apply.
- BB. Sign Standards (SG): shall apply.
- CC. Structure Quantity Standards (SQ): shall apply.
- DD. Telecommunication Facilities Standards (TC): shall apply.
- EE. Temporary Use/Structure Standards (TU): shall apply.
- FF. Use-specific Standards (US): shall apply.
- GG. 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.

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- F. Covenant Standards (CE): shall apply.
- G. Dedication of Public Improvement Standards (DD): shall apply.
- H. Density and 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. Per the UDO, a minimum of twenty-five percent (25%) Open Space shall be provided within the development. Per Article 7.25 OP-01 (C)(6): Open Space Standards; Residential; City Council-Approved Open Space, the required open space shall be provided as generally shown on the Open Space Exhibit, attached hereto as Exhibit C. In addition, the following amenities shall be included within the development: Basketball goal, playground, and trails (as generally shown on the Pedestrian Network Plan, attached hereto as Exhibit D, subject to the City's approval of the trail installation on the park land). Residents within Bridger Pines II will have access to the swimming pool and bathhouse to be constructed in the first section of Bridger Pines.
- R. Pedestrian Network Standards (PN): shall apply.
- S. Perimeter Landscaping Standards (PL): shall apply.
- T. Prerequisite Standards (PQ): shall apply.
- 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

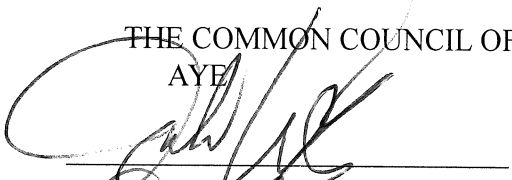





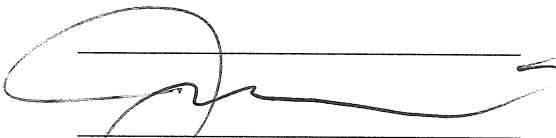


- A. The procedures set forth in *Article 9: Processes, Permits & Fees; Planned Unit Development* shall apply. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.
- B. The Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for architectural review.
- C. The Committee shall have discretion and flexibility to consider and approve modifications pertaining to architectural design standards established or referenced by this Ordinance or the introduction of new elevations/home plans if the Committee determines such modifications or new elevations/home plans are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.


1.07 Adoption

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

APPROVED by the Common Council of the City of Fishers this 21<sup>st</sup> day of NOVEMBER 2016.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA  
AYE NAY

	John W. Weingardt, President	_____
	David C. George, Vice-President	_____
	C. Pete Peterson, Member	_____
	Eric Moeller, Member	_____
	Selina M. Stoller, Member	_____
	Richard W. Block, Member	_____
	Cecilia C. Coble, Member	_____
	Todd P. Zimmerman, Member	_____
	Brad DeReamer, Member	_____

ATTEST:  11/21/2014  
Jennifer L. Kehl, City Clerk



Approved by: Chris Greisl, City of Fishers, City Attorney  
Prepared by: Steven D. Hardin, Esq.,  
Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600,  
Indianapolis, Indiana 46240. (317) 569-9600.

In accordance with Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Steven D. Hardin, Esq.



## 1.08 Real Estate

Part of the Southwest quarter of Section 8, Township 17 North, Range 6 East in Fall Creek Township, Hamilton County, Indiana being described as follows:

Beginning at the brass plug at the Southwest corner of the Southwest quarter of Section 8, Township 17 North, Range 6 East; thence on the West line of said Southwest quarter North 00 degrees 33 minutes 31 seconds West 1328.55 feet to a mag nail on the North line of the South half of said Southwest quarter; thence on said North line North 89 degrees 25 minutes 01 seconds East 1641.98 feet to a 5/8" steel rebar with a yellow cap stamped "miller Surveying S0083" on the West line of the tract of real estate described in Instrument No. 200600016145; thence on said West line South 00 degrees 33 minutes 31 seconds East 1324.34 feet to a mag nail on the South line of said Southwest quarter; thence on said South line South 89 degrees 16 minutes 13 seconds West 1641.99 feet to the Point of Beginning, containing 50.00 acres, more or less.

# Exhibit A - Illustrative Architectural Exhibit



# Exhibit A - Illustrative Architectural Exhibit



## Exhibit B - Decorative Garage Door Exhibit



# Exhibit C - Open Space Exhibit



## Open Space Legend

Area (SF)	Area (Ac.)
OS 1 = 18,690	0.43
OS 2 = 11,777	0.27
OS 3 = 5,472	0.13
OS 4 = 7,800	0.18
OS 5 = 78,333	1.80
OS 6 = 10,246	0.24
OS 7 = 161,675	3.71
OS 8 = 231,162	5.31
<b>Total Open Space =</b>	<b>12.06 Acres</b>
<b>**Total Area =</b>	<b>46.28 Acres</b>
<b>** = less proposed ft/W of East 96th Street &amp; Cythearne Road</b>	
<b>Open Space Percentage =</b>	<b>26.05%</b>



# Exhibit D - Pedestrian Network Plan

