

**BRITTON BUSINESS PARK
ORDINANCE NO.120699B**

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF FISHERS, INDIANA - 1980

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA-1980. BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FISHERS, INDIANA, THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES - 1980, ORDINANCE OF 1980, ORDINANCE NO. 110380 AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

SECTION 1. DECLARATION

That the text of the Zoning Code of the Town of Fishers, Indiana, Ordinance No. 110380 and the Official Zoning Map, Town of Fishers, Indiana, dated November 3, 1980, which accompanies and is part of the Zoning Code of the Town of Fishers, Indiana, as amended, are hereby amended as follows:

That the Zoning Classification of the following described real estate is hereby zoned as PUD-C also to be further defined as Britton Business PUD-C.

SEE EXHIBIT "A" ATTACHED HERETO

SECTION 2. LAND USE

A. All uses described in Section 151.073 (C1, Commercial District) and Section 151.077 (I1, Industrial District) of the Fishers Zoning Code, as amended, shall be permitted in this PUD District.

SECTION 3. DEVELOPMENT STANDARDS

The development standards of Section 151.073(C1) shall apply to Parcels included within this PUD District and inclusive of the following:

A. The exterior construction of the structures within this District that have frontage or visibility to 126th Street or Cumberland Road may not be composed of metal panels.

B. No loading areas, dock doors and alike may not be visible from 126th Street or Cumberland Road.

SECTION 4. PROCEDURES

The adoption of this ordinance and the subsequent consideration of any detailed and final development Plan shall be consistent and pursuant to the provisions of the Planned Unit Development process set forth in § 151.072 Planned Unit Development District.

SECTION 5. APPROVAL

This ordinance shall be in full force and effect from and after its passage by the Town Council. All provisions or part thereof in conflict herewith are hereby repealed.

ADOPTED BY THE Town Council of the Town of Fishers, Indiana on this 24th day of January, 2000.

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

AYE

NAY

BY:

Walter F. Kelly /s/

Walter F. Kelly,
President

Scott A. Faultless /s/

Scott A. Faultless,
Vice President

Timothy O. Lima,
Member

Stuart F. Easley /s/

Stuart F. Easley,
Member

Eileen Pritchard /s/

Eileen Pritchard,
Member

James W. Wallace /s/

James W. Wallace,
Member

Arthur E. Bottoroff /s/

Arthur E. Bottoroff,
Member

ATTEST:

Linda Gaye Cordell /s/
Clerk-Treasurer
Town of Fishers, Indiana

EXHIBIT "A"

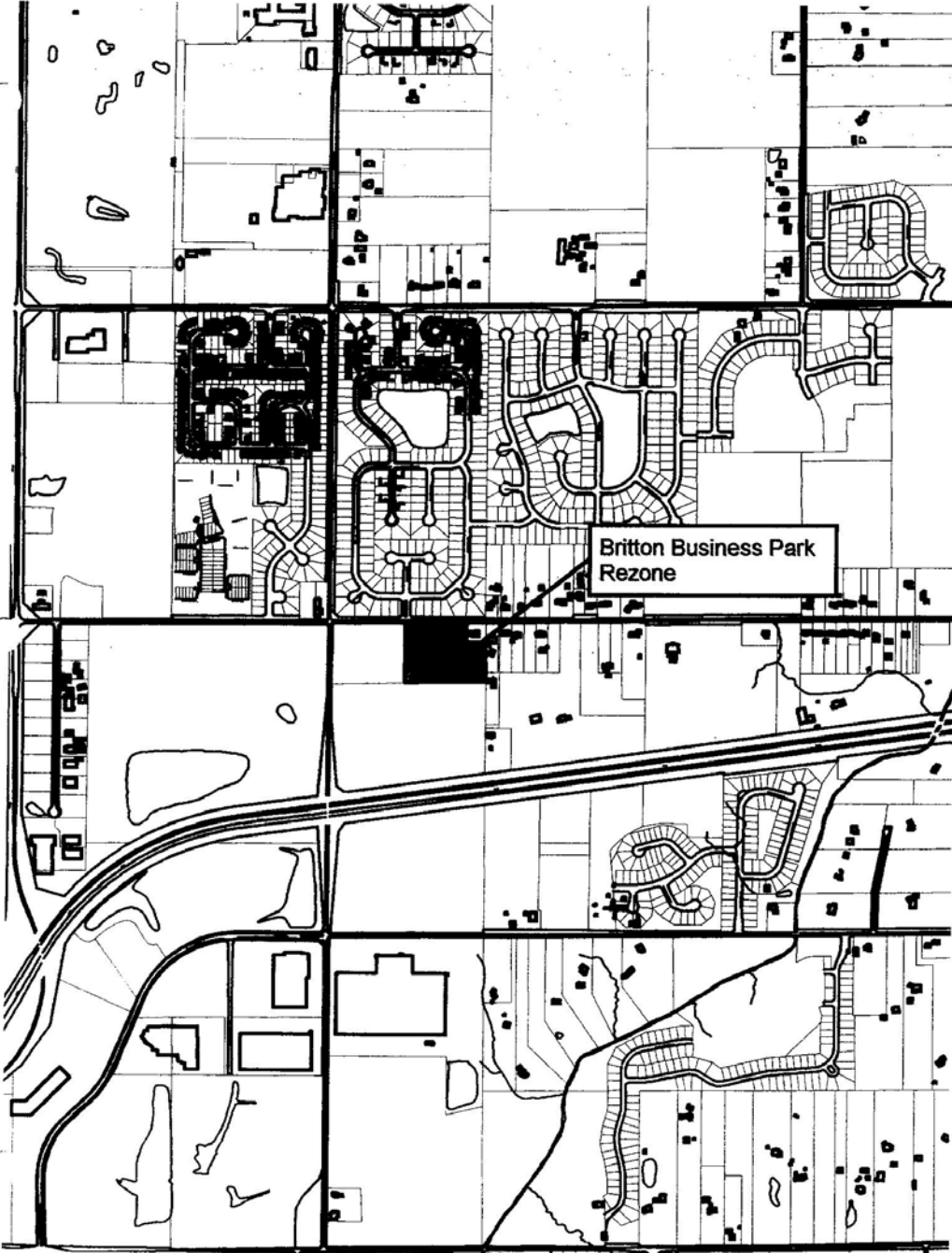
LEGAL DESCRIPTION - PARCEL A (7.319 ± ACRES)

A part of the Northwest Quarter of Section 32, Township 18 North, Range 5 East, Fall Creek Township, Hamilton County, Indiana; also being a part of the lands now or formerly owned by Metro Acquisitions, LLC, as recorded in instrument number 9609640521 in the Office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 18 North, Range 5 East; said corner being a half inch diameter rebar found flush in the intersection of 126th Street and Cumberland Road; thence North 89 degrees, 01 minutes, 25 seconds East (deed bearing) along the north line of said quarter of said section, also being the centerline of 126th Street, a distance of 647.43 feet to a 5/8 inch diameter rebar set with cap (Bonar & Assoc. Inc. - 0007), said rebar with cap also being the Point of

Beginning; thence continuing North 89 degrees, 01 minutes, 25 seconds East, along said north line of said quarter of said section, also being the centerline of 126th Street, a distance of 508.96 feet to the northeast corner of instrument number 9609640521, said corner being 0.22 feet east and 0.07 feet south of a half inch diameter rebar found; thence South 00 degrees; 40 minutes, 23 seconds East, along the easterly line of instrument number 9609640521, a distance of 188.20 feet (measured and deed), said end of line being 0.04 feet east and 0.11 feet south of a half inch diameter rebar found flush; thence North 89 degrees, 01 minutes, 25 seconds East and parallel with said north line of said quarter of said section, a distance of 162.00 feet (measured and deed), said end of line being 0.17 feet south and 0.55 feet east of a half inch diameter rebar found flush; thence South 00 degrees, 40 minutes, 23 seconds East, a distance of 333.10 feet to the northeast corner of instrument number 9609640522, said corner being 0.09 feet south and 0.10 feet east of a half inch diameter rebar found 0.3 feet above ground; thence South 89 degrees, 01 minutes, 25 seconds West along the north line of instrument number 9609640522 and parallel with said north line of said quarter of said section, a distance of 669.24 feet to a 5/8 inch diameter rebar set with cap (Bonar & Assoc. Inc. - 0007); thence North 00 degrees, 51 minutes, 43 seconds West, a distance of 521.29 feet to the Point of Beginning; containing 318,827 square feet (7.319 acres) more or less; subject to rights-of-way and easements of record.

Prepared by:
Bonar Group 09/22/99



Metro Acquisitions, LLC (Inst. No. 9009640221) ZONED H1

