

ORDINANCE #110498D  
Cumberland Place PUD

**ORDINANCE NO. 110498D**

**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 - 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-R also to be further defined as Cumberland Place PUD.

SEE "EXHIBIT A" ATTACHED HERETO

**SECTION 2. LAND USE**

All uses described in Section 151.069 (R5-C, Single Family Cluster District) of the Fisher Zoning Code, as amended, shall be permitted in this PUD District.

**SECTION 3. DEVELOPMENT STANDARDS**

The development standards of Section 151.069 (R5-C) shall apply to the Parcels included within this PUD District, with the following inclusions;

- [1] Single Family Area
  - a. Setbacks
    - Front 25'
    - Side 6'
    - Rear 20' for Primary Structures, 5' for accessory Structures
  - b. Minimum Living Area: 1000 Square feet
  
- [2] The Village Area
  - a. Setbacks
    - Front 25'
    - Side 12' of separation
    - Rear 20'
  - b. Minimum living area 1000 square feet

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All streets and sidewalks shall be in compliance with the Town of Fishers Subdivision Control Code.

**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 as set forth in Section 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 All provisions or parts thereof in conflict herewith are hereby repealed.

ADOPTED BY THE Town Council of the Town of Fishers, Indiana on this \_\_\_\_ day of \_\_\_\_, 1999.

THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

AYE

NAY

BY:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Walter F. [unclear]  
Pr [unclear]

Eileen [unclear]  
Mem [unclear]

James P. Roe [unclear]  
Member

ATTEST:

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

*Signatures not necessary per memos*  
*J. Cordell*

19-12-98

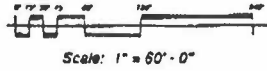
CUMBERLAND PLACE  
INITIAL ZONING

EXHIBIT A

A part of the Northwest Quarter of Section 20, Township 18 North, Range 5 East in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of Section 20, Township 18 North, Range 5 East, Fall Creek Township, Hamilton County, Indiana; thence South  $00^{\circ}00'00''$  East (assumed bearing) on the West line of said Northwest Quarter 1489.00 feet to the Point of Beginning for the tract herein described; thence North  $89^{\circ}20'35''$  East parallel with the North line of said Northwest Quarter 744.00 feet; thence North  $00^{\circ}00'00''$  west parallel with the West line of said Northwest Quarter 739.00 feet; thence North  $89^{\circ}20'35''$  East 574.29 feet; thence South  $00^{\circ}46'37''$  East 577.25 feet; thence South  $89^{\circ}52'03''$  East .069 feet to the East line of the West Half of said Northwest Quarter; thence South  $00^{\circ}06'49''$  West on the East line of the West Half of said Northwest Quarter 600.76 feet; thence South  $89^{\circ}52'46''$  West 1325.53 feet to the West line of said Northwest Quarter; thence North  $00^{\circ}00'00''$  East on the West Line of said Northwest Quarter 426.63 feet to the point of beginning, containing 22.998 acres more or less.

# Cumberland Place



Scale: 1" = 60' - 0"

## Site Summary

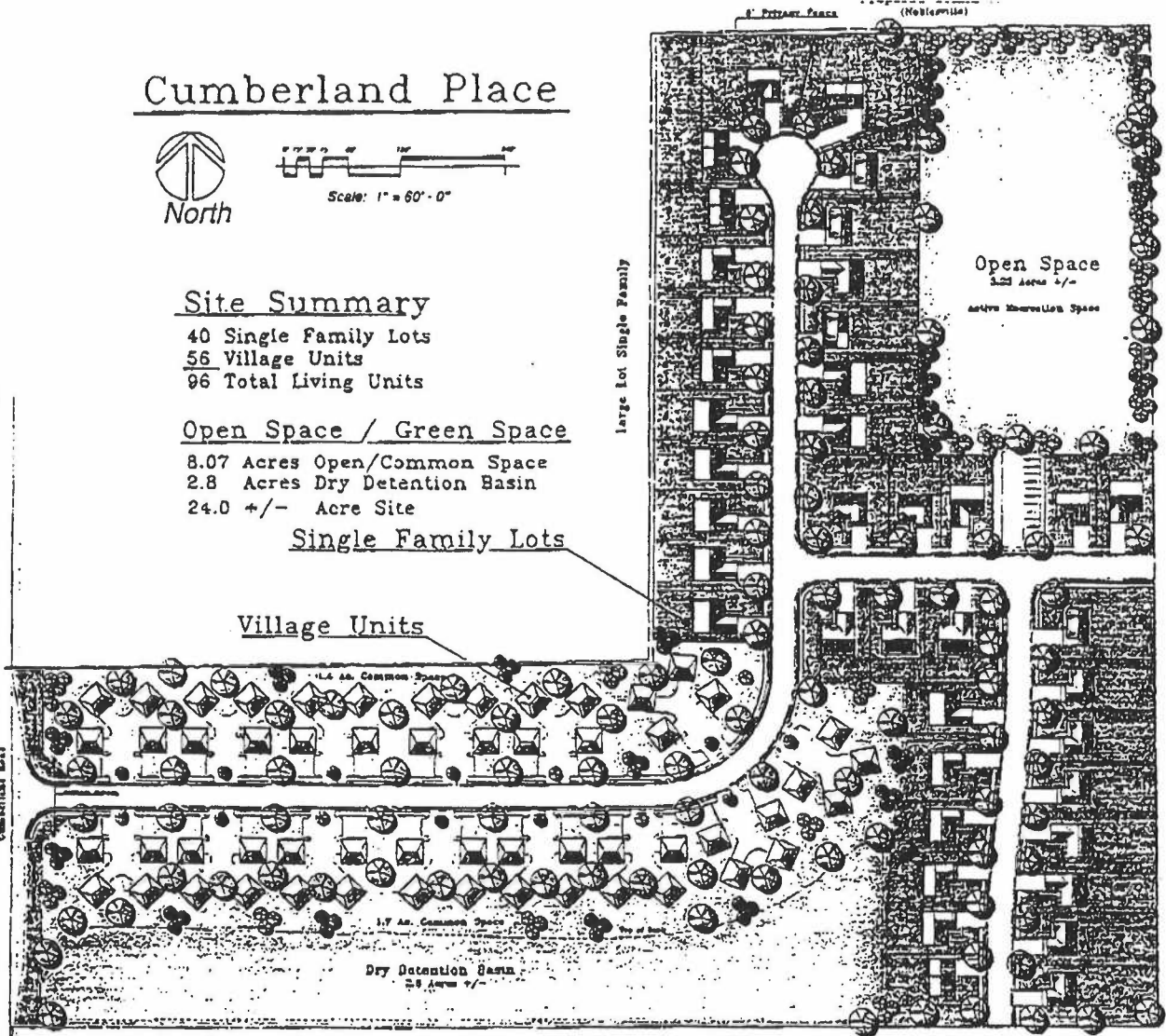
- 40 Single Family Lots
- 56 Village Units
- 96 Total Living Units

## Open Space / Green Space

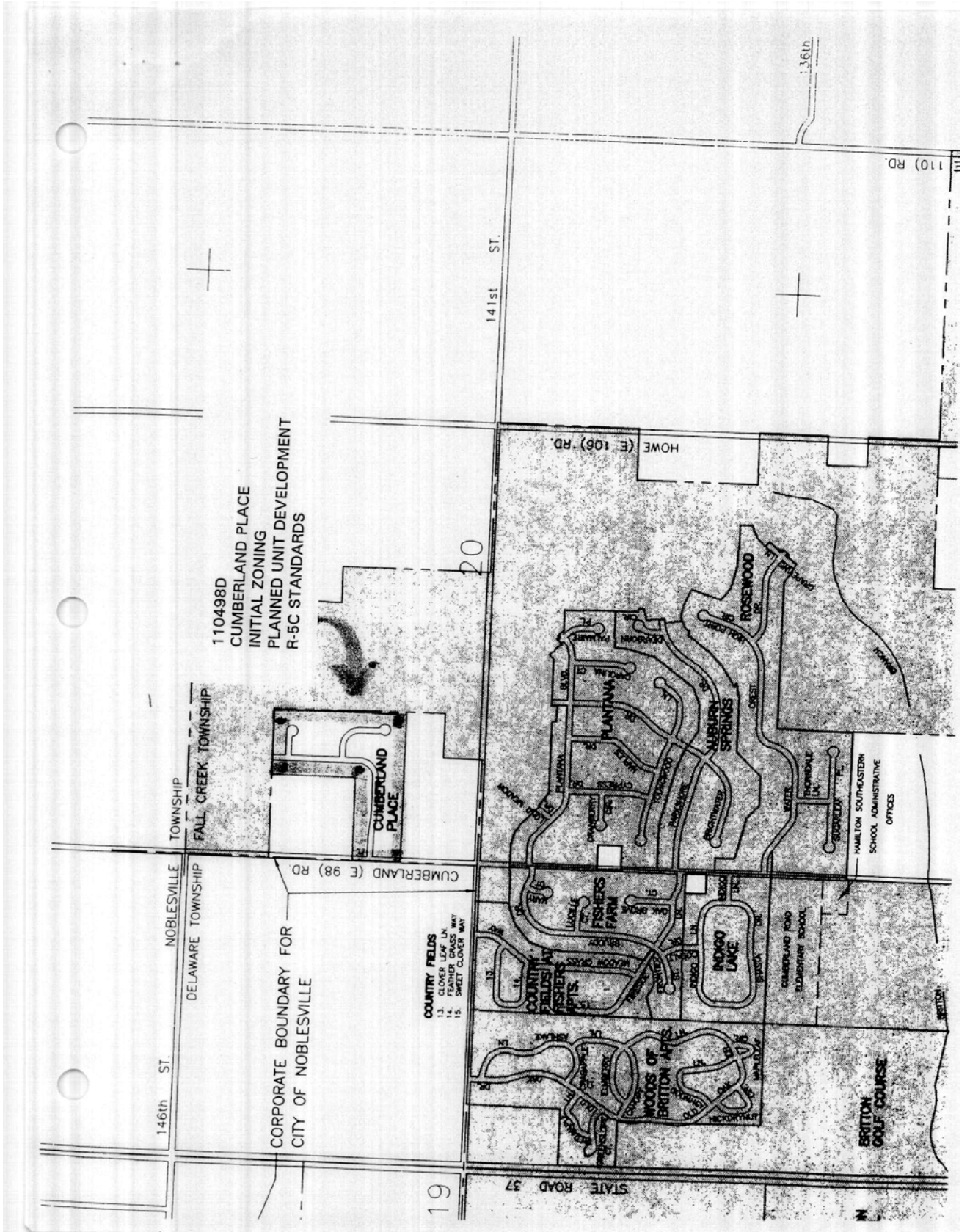
- 8.07 Acres Open/Common Space
- 2.8 Acres Dry Detention Basin
- 24.0 +/- Acre Site

### Single Family Lots

### Village Units



Proposed RAC / RAC



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 CUMBERLAND PLACE  
 INITIAL ZONING  
 PLANNED UNIT DEVELOPMENT  
 R-5C STANDARDS

TOWNSHIP  
 FALL CREEK TOWNSHIP

NOBLESVILLE  
 DELAWARE TOWNSHIP

CORPORATE BOUNDARY FOR  
 CITY OF NOBLESVILLE

COUNTRY FIELDS  
 1.1 CLOVER LEAF LN  
 1.2 WATER GRASS WAY  
 1.3 SWEET CLOVER WAY

STATE ROAD 37

141st ST.

146th ST.

CUMBERLAND (E 98) RD.

HOWE (E 106) RD.

1110 RD.

BRITTON GOLF COURSE

HAMILTON SOUTH-EASTERN  
 SCHOOL ADMINISTRATIVE  
 OFFICES

CUMBERLAND FORD  
 ELEMENTARY SCHOOL

WOODS OF  
 BRITTON APARTS

INDIGO LAKE

FISHERS FARM

COUNTRY FIELDS  
 APARTS

PLANTANA

MAGNURN SPRINGS

ROSEWOOD

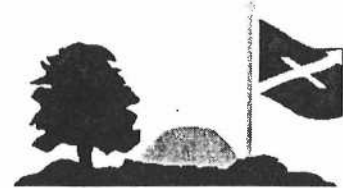
136th

20

19

# TOWN OF FISHERS

DEPARTMENT OF DEVELOPMENT



## MEMORANDUM

**DATE:** March 14, 2000

**TO:** Town Council

**FROM:** Department of Development

**RE:** 032000 Annexation of Cumberland Place Property – 7.8 acres on the north side of 141<sup>st</sup> Street and east of Cumberland. ( Proposed 1st reading)

032000A Initial Zoning request to adopt the Cumberland Place PUD Development standards ( Proposed 1st reading and refer to the Plan Commission.)

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This petition is for Annexation of the Cumberland Place Property located on the north side of 141<sup>st</sup> Street and east of Cumberland Road. Previously the Council acted on an annexation of portions of Cumberland Place (Section 1 and 2). At that time, the developer, Mr. Don Stafford did not have ownership of this property. The subject parcel is approximately 248 feet of frontage along 141<sup>st</sup> Street and wraps around the Assemblies of God Church. The original Plan was for this parcel to be part of the Cumberland Place subdivision which would give access to 141<sup>st</sup> Street.

The proposed zoning of Cumberland Place is requested to be added to the original proposal of Cumberland Place PUD. **The original PUD** that was recommended for approval from the Plan Commission showed 56 Village Home sites adjacent to Cumberland Road and 40 Single Family home sites that is equivalent to R4-C on the eastern portion of the site. The additional 7.8 acres to be added would be similar to the R4-C single family home sites. **The zoning never had final action by the Town Council**, however, due to State Statute (I.C. 36-7-4-606 (f)) which states that if the Legislative body fails to act on certifying an ordinance, **the ordinance becomes valid 90 days following Plan Commission certification**. According to that statute, the Cumberland Place PUD is in full effect.

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The new 7.8 acre site is proposed with 24 additional Single Family lots. The original PUD and this 7.8 acres was originally approved by the City of Noblesville prior to annexation.