

**DINE
ORDINANCE NO. 032000E**

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-R also to be further defined as Dine PUD-R.

SEE EXHIBIT "A" ATTACHED HERETO

SECTION 2. LAND USE

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

SECTION 3. DEVELOPMENT STANDARDS

The development standards of Section 151.069(R5-C) shall apply to Parcels included within this PUD with the following exceptions:

1. Private alleys may be permitted.

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 All provisions or part thereof in conflict herewith are hereby repealed.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 14th day of August, 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,
Vice President

Scott A. Faultless /s/

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 of Montgomery Stratton Property (5-IZ-00)

TAX ID# 1410240000024000 and 1410240000025000

A part of the Northeast Quarter of Section 24, Township 18 North, Range 4 East in Hamilton County, Indiana described as follows:

Using the North line of said Northeast Quarter as a true East and West line, BEGIN 1068.0 feet West and 1322.45 feet South 0 degrees, 6 minutes, 0 seconds East of the Northeast corner of said Quarter Section; thence South 0 degrees, 6 minutes, 0 seconds East 431.38 feet; thence North 89 degrees, 28 minutes, 0 seconds West 657.42 feet to intersect with the center line of State Highway No. 37A, said point being 1669.34 feet Southwest along the centerline of said State Highway and intersection of the North line of said Quarter Section; thence North 9 degrees, 34 minutes, 0 seconds East on and along the said centerline 413.54 feet to a point, said point being 1255.8 feet Southwest along the center line of said Highway and intersection with the North line of said Quarter Section;

thence Southeasterly 585.0 feet to the Place of Beginning, containing 5.9 acres more or less.

ALSO: A part of the Northeast Quarter of Section 24, Township 18 North, Range 4 East located in Delaware Township, Hamilton County, Indiana being bounded as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of Section 24, Township 18 North, Range 4 East; thence North 90 degrees, 0 minutes, 0 seconds West (assumed bearing) 1068.00 feet on and along the North Line of said Northeast Quarter; thence South 0 degrees, 6 minutes, 0 seconds East 796.45 feet to the POINT OF BEGINNING OF THIS DESCRIPTION; thence South 0 degrees, 6 minutes, 0 seconds East 526 feet; thence North 81 degrees, 43 minutes, 54 seconds West 584.90 feet the center line of State Road 37A, said point being South 9 degrees, 34 minutes, 0 seconds West 1255.80 feet from the point of intersection of the centerline of State Road 37A and the North line of said Northeast Quarter; thence North 9 degrees, 34 minutes, 0 seconds East 520 feet; thence South 81 degrees, 47 minutes, 36 seconds East 496.56 feet to the POINT OF BEGINNING, containing 6.2 acres more or less.

THE COMBINED ACREAGE OF THE PARCELS DESCRIBED ABOVE
IS 12.1 ACRES MORE OR LESS.

ALSO: The entire rights-of-way of Allisonville Road, which is adjacent to the above, annexed land pursuant to I.C. 36-4-3-2.5.

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USED NOBLESVILLE
ANNEXATION AREA

VARIABLE AREA

CURRENT USE UTILITIES CTA

BOUNDING LINE OF PREVIOUS
ANNEXATION AGREEMENT

EXISTING "THREE-MILE" LIMIT

