

GRANITE RIDGE

ORD 020215

Year 2015

1.08 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 All provisions or parts thereof in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this 16th day of March, 2015.

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

[Handwritten signatures of council members]

C. Pete Peterson,
President

John W. Weingardt,
Vice-President

Stuart F. Easley,
Member

David C. George,
Member

Eric Moeller,
Member

Selina M. Stoller,
Member

Richard W. Block,
Member

Cecilia C. Coble,
Member

Todd P. Zimmerman
Member

2015019343 ORDINANCE \$31.00
04/24/2015 12:11:11P 11 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented



I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 20 day of APRIL 2015, at 10:15p m.

ATTEST: *[Signature]*
Jennifer Kehl, City Clerk

MAYOR'S APPROVAL
[Signature]
Scott A. Fadness, Mayor

DATE 4/21/15

Approved by: Rodney S. Retzner, Krieg DeVault LLP, Plan Commission Legal Counsel
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.

COPY

Year

2015

GRANITE RIDGE

City of Fishers
Planned Development
Ordinance
020215

1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration	Purpose and Intent	Permitted Uses
<p>Ordinance No. 020215 ("this Ordinance") Adopted: March 16, 2015</p> <p>The text of the Unified Development Ordinance of the City of Fishers, Indiana, Ordinance No. 090605A and the OFFICIAL ZONING MAP, CITY OF FISHERS, INDIANA, dated October 16, 2006, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, as amended (the "UDO") are hereby amended as follows:</p> <p>That the zoning classification of the real estate legally described in Section 1.07 of this Ordinance (the "Real Estate"), is hereby designated as a Residential Planned Unit Development District (PUD-R), and that said PUD-R zoning district shall hereafter be known as the "Granite Ridge PUD" (the "District").</p> <p>Development of the Real Estate shall be governed entirely by (i) the provisions of this Ordinance, and (ii) 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 the following objectives:</p> <ul style="list-style-type: none"> • Provide for the development of a residential neighborhood; • Greater flexibility in applying the ordinances to the development of the Real Estate; • Innovative approach to meet the demands of the residential market; • The recognition of the interdependency of various markets; • Efficient use of land resulting in more cost effective networks of utilities, streets and other facilities; and • Coordination of architectural styles, building forms and relationships, graphics and other private improvements. 	<p>Permitted Uses:</p> <ul style="list-style-type: none"> • All uses described in <i>Article 2.09 R3 Residential District</i>

1.02 Applicability

- A. The standards of the UDO applicable to the **R3 Residential District** shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this PUD District Ordinance (this "Ordinance"). "Article" cross-references in 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 4.2(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 Common Council with a general vision for the development of the Real Estate.

Concept Plan Exhibit



1.04 Development Standards

- A. Cross References: The regulations of *Article 2: Zoning Districts & Regulations* and *Article 5: Development Standards* shall apply except as modified by this Ordinance.
- B. General Regulations: *Article 2: Residential District Development Standards* shall not apply. Instead the following Development Standards Matrix shall apply:

Max. Lots	Min. Lot Area (sq. ft.)	Min. Lot Width	Min. Lot Frontage	Min. Front Setback	Min. Side Setback	Min. Aggregate Side Setback	Min. Rear Setback	Max. Impervious Surface Coverage	Min. Living Unit Area Ranch/2-Story (sq. ft.)	Max. Structure Height
19	13,000	80'	40'	25'	5'	20'	25'	40%	1,800 / 2,400	35'

- C. Accessory Structure Standards (AS): shall apply.
- D. Architectural Design Standards (AD): shall apply, except as modified below:
 - (1) Architectural design shall be substantially similar in quality and character to the Illustrative Elevations depicted in Sections 1.09 of this Ordinance.
 - (2) *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.
 - (3) *Article 5.13 AD-01(C): Architectural Design; Single-Family Residential; Roof* shall apply except as modified below:
 - (i) *AD-01(C)(2): Materials* shall apply; however, all dwellings shall be required to have dimensional shingles.
 - (ii) *AD-01(C)(3): Minimum Eave/Overhang Width* shall apply with the modification that the minimum overhang shall be increased to eleven (11) inches deep.
 - (4) *Article 5.13 AD-01(D): Architectural Design; Single-Family Residential; Automobile Storage* shall apply except as modified below:
 - (i) *AD-01(D)(4) Garage-forward Design* shall apply. Any permitted front-load garages shall have doors of a "decorative" design with windows as a standard feature.
 - (5) *Article 5.13 AD-01(G)(3): Architectural Design; Single-Family Residential; Model Homes; Largest Model* shall not apply. Instead, the following shall apply:
 - (i) If a Model Home is built in the District, then it shall meet or exceed 3,000 square feet of living area and include a finished basement.
- 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. Property Identification Standards (PI): shall apply.
- V. Public Art Standards (PT): shall apply.
- W. Public Improvement Standards (PV): shall apply.
- X. Setback Standards (SB): shall apply.
- Y. Sewer & Water Standards (SW): shall apply.

- Z. Sexually Oriented Business Standards (SX): shall apply.
- AA. Sign Standards (SG): shall apply.
- BB. Structure Quantity Standards (SQ): shall apply.
- CC. Telecommunication Facility Standards (TC): shall apply.
- DD. Temporary Use/Structure Standards (TU): shall apply.
- EE. Use-specific Standards (US): shall apply.
- FF. 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.
- F. Covenant Standards (CE): shall apply.
- G. Dedication of Public Improvement Standards (DD): shall apply.
- H. Density & 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; Town Council-Approved Open Space*, all common areas, as shown generally on the Concept Plan, shall count as Open Space.
- R. Pedestrian Network Standards (PN): shall apply.
- S. Perimeter Landscaping Standards: shall apply, except as modified below:
 - (1) *Article 7.32 PL-01 (C)(2) and (3): Perimeter Landscaping; Residential Development; Single-family and Multi-family Residential; Perimeter Fences and Walls and Perimeter Mounds* shall not 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 09: Processes, Permits & Fees; Planned Unit Development* shall apply.
- B. Prior to approval of any Detailed Development Plan, a petition for annexation of the Real Estate that is the subject of the Detailed Development Plan shall be filed.
- C. As a part of the Detailed Development Plan, a plat shall be filed incorporating both the Wendel Property and the Church Property, as described in Section 1.10, to reflect the new boundary lines of each property. No new obligation, requirement or regulation shall apply to the Church Property by virtue of the plat.

1.07 Real Estate

A part of the Southwest quarter of Section 28, Township 18 North, Range 5 East, in Fall Creek Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 16 minutes 12 seconds West 93.71 feet to the northerly Right of Way line of 126th Street per Instrument Number 2010-048418 as recorded in the Office of the Recorder of Hamilton County, Indiana also being the POINT OF BEGINNING of this description; thence North 00 degrees 01 minutes 32 seconds East 334.79 feet to the southerly boundary of Ridgefield a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 2002-094557, Plat Cabinet 3, Slide 107 in the Office of the Recorder, Hamilton County, Indiana; thence along the southerly boundary of said Ridgefield by the next three (3) courses: 1)

North 89 degrees 30 minutes 34 seconds East 355.80 feet; 2) North 00 degrees 15 minutes 13 seconds West 1,094.79 feet; 3) North 89 degrees 34 minutes 29 seconds East 1,089.34 feet to the centerline of Sand Creek; thence along the centerline of said Sand Creek by the next eight (8) courses: 1) South 38 degrees 11 minutes 40 seconds West 84.77 feet; 2) South 49 degrees 38 minutes 45 seconds West 572.50 feet; 3) South 30 degrees 40 minutes 38 seconds West 110.69 feet; 4) South 04 degrees 39 minutes 25 seconds West 98.97 feet; 5) South 22 degrees 08 minutes 50 seconds West 354.40 feet; 6) South 19 degrees 18 minutes 37 seconds West 136.91 feet; 7) South 04 degrees 53 minutes 07 seconds West 141.28 feet; 8) South 10 degrees 48 minutes 00 seconds West 191.24 feet to said northerly Right of Way line; thence along said northerly Right of Way line by the next six (6) courses: 1) South 72 degrees 51 minutes 24 seconds West 40.91 feet; 2) South 89 degrees 33 minutes 19 seconds West 61.71 feet; 3) South 88 degrees 27 minutes 47 seconds West 250.69 feet; 4) South 87 degrees 22 minutes 15 seconds West 90.45 feet; 5) North 86 degrees 55 minutes 08 seconds West 100.50 feet; 6) South 87 degrees 22 minutes 14 seconds West 118.47 feet to the place of beginning, containing 20.899 acres, more or less.

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APPROVED by the Common Council of the City of Fishers this 16th day of March, 2015.

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

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[Handwritten signatures of council members]

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

2015019343 ORDINANCE \$31.00
04/24/2015 12:11:11P 11 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 20 day of APRIL 2015, at 10:15p m.

ATTEST: Jennifer Kehl, City Clerk

MAYOR'S APPROVAL
Scott A. Fadness, Mayor

DATE 4/21/15

Approved by: Rodney S. Retzner, Krieg DeVault LLP, Plan Commission Legal Counsel
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.

COPY

1.09 Illustrative Elevations



1.10 Church Property and Wendel Property



WENDEL PROPERTY

A part of the Southwest quarter of Section 28, Township 18 North, Range 5 East, in Fall Creek Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter; thence North 00 degrees 16 minutes 12 seconds West 93.71 feet to the northerly Right of Way line of 126th Street per Instrument Number 2010-048418 as recorded in the Office of the Recorder of Hamilton County, Indiana also being the POINT OF BEGINNING of this description; thence North 00 degrees 01 minutes 32 seconds East 334.79 feet to the southerly boundary of Ridgefield a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 2002-094557, Plat Cabinet 3, Slide 107 in the Office of the Recorder, Hamilton County, Indiana; thence along the southerly boundary of said Ridgefield by the next three (3) courses: 1) North 89 degrees 30 minutes 34 seconds East 355.80 feet; 2) North 00 degrees 15 minutes 13 seconds West 1,094.79 feet; 3) North 89 degrees 34 minutes 29 seconds East 1,089.34 feet to the centerline of Sand Creek; thence along the centerline of said Sand Creek by the next eight (8) courses: 1) South 38 degrees 11 minutes 40 seconds West 84.77 feet; 2) South 49 degrees 38 minutes 45 seconds West 572.50 feet; 3) South 30 degrees 40 minutes 38 seconds West 110.69 feet; 4) South 04 degrees 39 minutes 25 seconds West 98.97 feet; 5) South 22 degrees 08 minutes 50 seconds West 354.40 feet; 6) South 19 degrees 18 minutes 37 seconds West 136.91 feet; 7) South 04 degrees 53 minutes 07 seconds West 141.28 feet; 8) South 10 degrees 48 minutes 00 seconds West 191.24 feet to said northerly Right of Way line; thence along said northerly Right of Way line by the next six (6) courses: 1) South 72 degrees 51 minutes 24 seconds West 40.91 feet; 2) South 89 degrees 33 minutes 19 seconds West 61.71 feet; 3) South 88 degrees 27 minutes 47 seconds West 250.69 feet; 4) South 87 degrees 22 minutes 15 seconds West 90.45 feet; 5) North 86 degrees 55 minutes 08 seconds West 100.50 feet; 6) South 87 degrees 22 minutes 14 seconds West 118.47 feet to the place of beginning, containing 20.899 acres, more or less.

CHURCH PROPERTY

A part of the West Half of the Southwest Quarter of Section 28, Township 18 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the said Half quarter Section; thence South 00 degrees 45 minutes 47 seconds East along the East line of the said Half Quarter Section 1141.00 feet to the Place of Beginning; thence South 89 degrees 09 minutes 28 seconds West 715.50 feet; thence South 00 degrees 45 minutes 47 seconds East parallel with the East line of the said Half

Quarter Section 1470.32 feet to the Northwesterly corner of land conveyed to the State of Indiana by deed recorded February 25, 1986 as Instrument Number 12348 in Deed Record 201, page 269 in the Office of the Recorder of Hamilton County, Indiana, which Northwesterly corner of said land lies on a curve having a radius of 1100.92 feet, the radius point of which bears North 07 degrees 24 minutes 10 seconds West (the next five courses are along the Northerly line of the said land); thence Northeasterly along the said curve 380.39 feet (379.15 feet by deed) to a point which bears South 27 degrees 12 minutes 00 seconds East from the said radius point; thence North 54 degrees 02 minutes 45 seconds East 65.71 feet; thence North 65 degrees 04 minutes 37 seconds East 251.70 feet to a curve having a radius of 1190.92 feet, the radius point of which bears South 27 degrees 12 minutes 00 seconds East; thence Northeasterly along the said curve 40.01 feet to a point which bears North 25 degrees 16 minutes 30 seconds West from the said radius point; thence North 35 degree 02 minutes 57 seconds East 28.51 feet (29.74 feet by deed) to the apparent West right of way line of Promise Road (as existed July 1980); thence North 89 degrees 14 minutes 13 seconds East 16.50 feet to the East line of the said half Quarter Section; thence North 00 degrees 45 minutes 47 seconds West along the said East line 1182.35 feet to the place of beginning, containing 22.181 acres, more or less.

EXCEPT:

Land conveyed to Hamilton County, Indiana, by Warranty Deed recorded June 25, 1999, as Instrument #9909937857, described as follows:

A part of the West half of the Southwest Quarter of Section 28, Township 18 North, Range 5 East, Hamilton County, Indiana, and begin that part of the owner's land lying within the right of way lines depicted on the Right of Way parcel Plot of Parcel 1, described as follows: Beginning 1141.0 feet measured (1151.7 feet Deed) South of the Northeast corner of the West half of the Southwest Quarter (the foregoing portion of this description "Beginning 1141.0" is quoted from Deed Record 359, page 563); thence South 0 degrees 00 minutes 00 seconds West 181.98 feet along the East line of said Half-Quarter Section; thence South 89 degrees 51 minutes 32 seconds West 16.50 feet to the West boundary of Promise Road; thence continuing South 89 degrees 51 minutes 32 seconds West 18.50 feet; thence North 2 degrees 08 minutes 49 seconds West 182.12 feet to the North line of the owner's land; thence North 89 degrees 53 minutes 25 seconds East 25.33 feet along said North line to the West boundary of said Promise Road; thence continuing North 89 degrees 53 minutes 25 seconds East 16.50 feet along said North line to the point of beginning and containing 0.160 acres, more or less. The portion of the above-described real estate which is not already embraced with public rights of way contains 0.091 acres, more or less.

ALSO: The entire width of right-of-way of Promise Road that is contiguous to the real estate described hereinabove.

ALSO EXCEPT:

A part of the West Half of the Southwest Quarter of Section 28, Township 18 North, Range 5 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: commencing at the southwest corner of said half-quarter section designated as point "41" on said plat; thence North 89 degrees 33 minutes 19 seconds East 598.89 feet along the south line of said half-quarter section to point "232" on said plat; thence North 0 degrees 19 minutes 06 seconds West 52.24 feet to the point of beginning of this description, which point of beginning is on the northern boundary of 126th Street and is designated as point "337" on said plat; thence continuing North 0 degrees 19 minutes 06 seconds West 49.64 feet along the west line of the grantor's land to point "2174" on said plat; thence South 70 degrees 30 minutes 23 seconds East 10.12 feet to point "1627" on said plat; thence Northeasterly 234.78 feet along an arc to the left having a radius of 1,080.00 feet and subtended by a long chord having a bearing of North 78 degrees 45 minutes 27 seconds East and a length of 234.32 feet to point "1634" on said plat; thence North 52 degrees 40 minutes 45 seconds East 143.82 feet to point "1635" on said plat; thence North 71 degrees 26 minutes 41 seconds East 249.06 feet to point "1636" on said plat; thence North 68 degrees 08 minutes 11 seconds East 116.12 feet to a point on the west boundary of Promise Road designated as point "1639" on said plat; thence North 0 degrees 19 minutes 06 seconds West 120.25 feet along the boundary of said Promise Road to point "2081" on said plat; thence North 6 degrees 11 minutes 02 seconds West 53.81 feet to point "2080" on said plat; thence Northwesterly 191.85 feet along an arc to the right having a radius of 892.00 feet and subtended by a long chord having a bearing of North 6 degrees 38 minutes 56 seconds West and a length of 191.48 feet to point "2079" on said plat; thence North 0 degrees 29 minutes 14 seconds West 367.18 feet to point "2078" on said plat; thence North 89 degrees 30 minutes 46 seconds East 44.20 feet to a point on the east line of said half-quarter section designated as point "2197" on said plat; thence South 0 degrees 19 minutes 06 seconds East 739.12 feet along said east line to point "2201" on said plat; thence South 89 degrees 40 minutes 54 seconds West 16.50 feet to a point of the northwestern boundary of said 126th Street designated as point "342" on said plat; thence South 35 degrees 12 minutes 20 seconds West 29.49 feet along the boundary of said 126th Street to point "341" on said plat; thence along said boundary Southwesterly 40.01 feet along an arc to the left having a radius of 1,100.92 feet and subtended by a long chord having a bearing of South 64 degrees 12 minutes 30 seconds West and a length of 40.01 feet to point "340" on said plat; thence South 65 degrees 31 minutes 22 seconds West 251.70 feet along said boundary to point "339" on said plat; thence South 54 degrees 35 minutes 50 seconds West 66.50 feet along said boundary to point "338" on said plat; thence along said boundary Southwesterly 379.21 feet along an arc to the right having a radius of 1,100.92 feet and subtended by a long chord having a bearing of South 73 degrees 06 minutes 49 seconds West and a length of 377.34 feet to the point of beginning and containing 1.285 acres, more or less, inclusive of the presently existing right of way of Promise Road which contains 0.280 acre, more or less, for a net additional taking of 1.005 acres, more or less.