

**IDLEWOOD
ORDINANCE NO. 022101A**

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 also to be further defined as Idlewood PUD.

SEE "EXHIBIT A" ATTACHED HERETO

SECTION 2. PURPOSE AND INTENT

The Purpose and intent of the PUD District is to permit flexibility in building
separations and front yard setbacks, while requiring compliance with all other R3 District
standards specified in the Zoning Ordinance of the Town of Fishers.

SECTION 3. LAND USE

All uses permitted under the Fishers R3 classification as specified in the Town of
Fishers Zoning Ordinance and it amendments are permitted land uses.

SECTION 4. DEVELOPMENT STANDARDS

All standards of the Fishers R3 Zoning District shall apply to this PUD District except
for the following:

- A. Building Separation. A side yard building separation of five feet between
buildings, provided that a 15-foot aggregate side yard be provided
- B. Front Yard. The required front yard setback shall be 25 feet

SECTION 5. 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 6. 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 All provisions or parts thereof in conflict herewith are hereby repealed.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 18th day of June, 2001.

THE TOWN COUNCIL OF THE TOWN OF FISHERS, HAMILTON COUNTY, INDIANA
AYE **NAY**

BY:

Scott A. Faultless /s/ Scott A. Faultless,
President

Timothy O. Lima /s/ Timothy O. Lima,
Vice President

Charles P. White /s/ Charles P. White,
Member

_____ Stuart F. Easley,
Member

Eileen Pritchard /s/ Eileen Pritchard,
Member

_____ James W. Wallace,
Member

Dan E. Henke /s/ Dan E. Henke,
Member

ATTEST:

Linda Gaye Cordell /s/

DATE:

Linda Gaye Cordell
Clerk-Treasurer
Town of Fishers, Indiana

Approved by: Douglas D. Church: Church, Church, Hittle, and Antrim - Town Attorney

EXHIBIT "A"

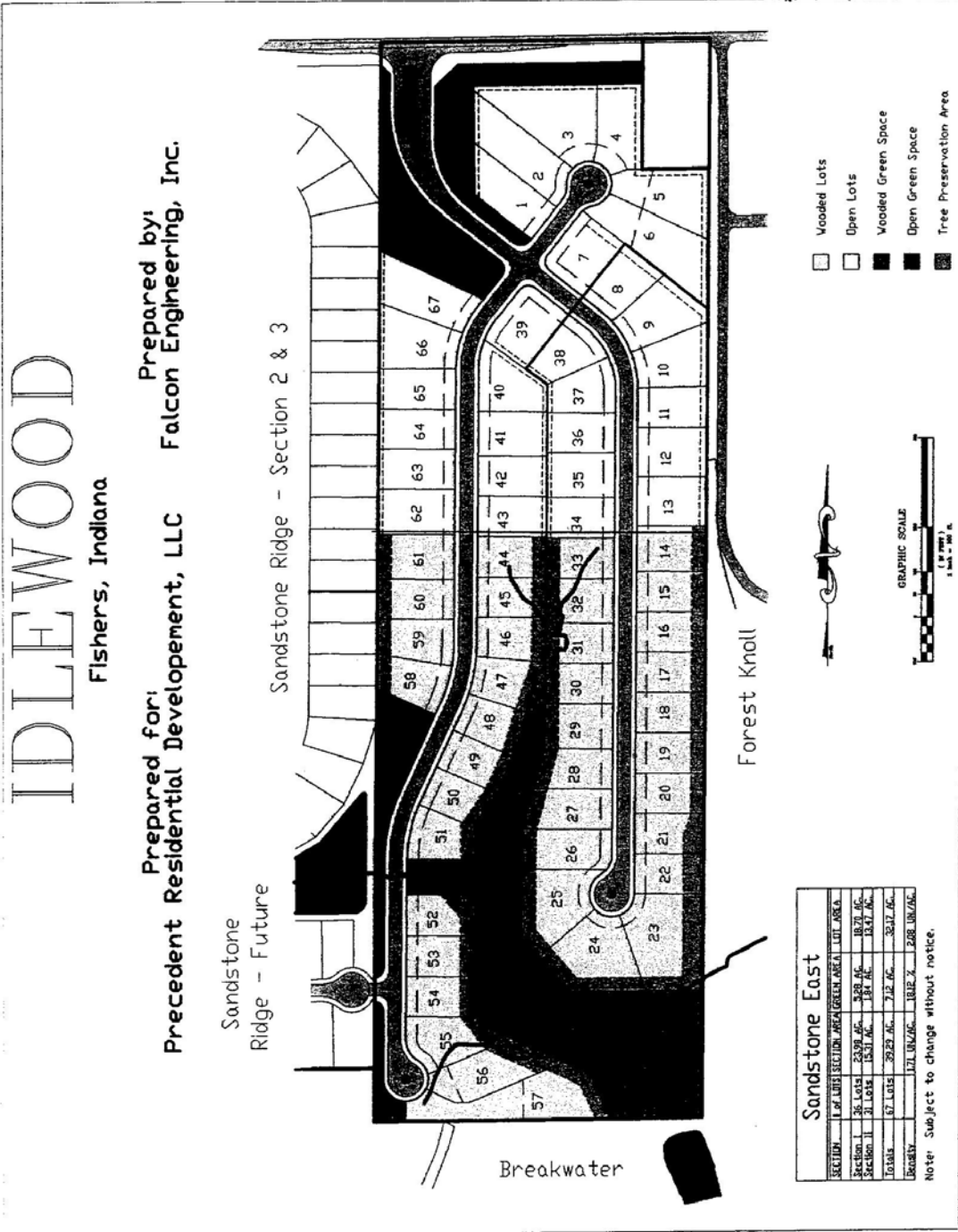
LEGAL DESCRIPTION OF REAL ESTATE

A part of the northwest quarter of Section 2, Township 17 North, Range 5 East, described as follows:

Commencing 44 rods and five links East of the northwest corner of Section 2, Township 17 North, Range 5 East, and running thence South 145 rods and 22-1/2 links, thence East 44 rods and five links, thence North 145 rods and 22-1/2 links, thence West 44 rods and five links to the place of beginning, containing 40 acres, more or less,

EXCEPT: Part of the West half of the Northwest quarter of Section 2, Township 17 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows: Beginning at the Northeast corner of the West half of the Northwest quarter of Section 2, Township 17 North, Range 5 East, thence South on and along the East line of said West half 290.4 feet, thence West parallel with the North line of said West half 150 feet, thence North parallel with the East line of said West half 290.4 feet to the North line thereof, thence East on and along aforesaid North line 150 feet to the place of beginning, containing 1.0 acres, more or less,

LEAVING AFTER SAID EXCEPTION 39 acres, more or less.



IDLEWOOD

Fishers, Indiana

Prepared for: **Precedent Residential Development, LLC** Prepared by: **Falcon Engineering, Inc.**

Sandstone East				
SECTION	L.O. LOTS	SECTION AREA	GREEN AREA	TOT. AREA
Section 1	36 LOTS	23.97 AC.	3.83 AC.	18.79 AC.
Section 2	31 LOTS	18.61 AC.	3.84 AC.	18.51 AC.
TOTALS	67 LOTS	42.58 AC.	7.67 AC.	32.17 AC.
Boundary	171.00' LIN./AC.	1812.2'	228.00' LIN./AC.	

Note: Subject to change without notice.

- Wooded Lots
- Open Lots
- Wooded Green Space
- Open Green Space
- Tree Preservation Area

