

**THE INTRACOASTAL AT GEIST (PART)
ORDINANCE NO. 090302A**

**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 ORDINANCE - 1980, ORDINANCE NO. 110380, as amended, is hereby amended as follows:

SECTION 1. DECLARATION

That the Zoning Map, identified as OFFICIAL ZONING MAP, FISHERS, INDIANA which accompanies and is a part of the Zoning Ordinance of the Town of Fishers, Indiana, as amended is hereby amended as follows:

That the zoning classification of the real estate described on Exhibit A, attached hereto, is hereby designated as PUD-R, Planned Unit Development District.

SECTION 2. DEVELOPMENT STANDARDS

That the preliminary detailed development plan attached hereto as "Exhibit B" and the development standards attached hereto as "Exhibit C" be adopted as part of this ordinance.

SECTION 3.

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 All provisions or parts thereof in conflict herewith are hereby repealed.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 21st day of October, 2002.

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,
Vice President

Stuart F. Easley /s/

Stuart F. Easley,
Member

Eileen Pritchard /s/

Eileen Pritchard,
Member

James W. Wallace /s/ J

James W. Wallace,
Member

Dan E. Henke /s/

Dan E. Henke,
Member

Charles P. White /s/

Charles P. White,
Member

ATTEST:

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

DATE: _____

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

EXHIBIT A

ANNEXATION 1

LAND DESCRIPTION

Part of proposed Lot 178 of The Intracoastal at Geist, a preliminary detailed development plan, on file with the Noblesville Planning Department and a part of the East Half of Section 1, Township 17 North, Range 5 East in Hamilton County, Indiana; more particularly described as follows:

Commencing at the Northeast corner of said Section 1; thence South 00 degrees 12 minutes 40 seconds West (bearings based on the aforesaid preliminary detailed development plan of The Intracoastal at Geist) 1771.95 feet to a point on the centerline of East 113th Street as located during August, 1986 and the Point of Beginning of this description; thence South 08 degrees 44 minutes 22 seconds West 60.00 feet to the proposed South right-of-way line of 113th Street; thence North 81 degrees 15 minutes 38 Seconds West along the said proposed South right-of-way line 230 feet, more or less, to the Northeast corner of said Lot 178; thence South 08 degrees 44 minutes 22 seconds West along the East line of said Lot 178 a distance of 220 feet, more or less, to the Northwest corner of proposed Lot 99 of the aforesaid Intracoastal at Geist; thence Southwesterly 160 feet, more or less, to a point on the West line of said Lot 178, said point being on the Westerly extension of the South line of proposed Lot 98 of the aforesaid Intracoastal at Geist, thence North 08 degrees 44 minutes 22 seconds East along the said West line 440 feet, more or less, to the centerline of said 113th Street; thence South 81 degrees 15 minutes 38 seconds East along said centerline 268.07 feet to the point of beginning, containing 0.46 acres, more or less.

Also:

The entire width of the right-of-way of 113th Street that is contiguous with the above described real estate. Subject to all legal easements and rights-of-way.

EXHIBIT B

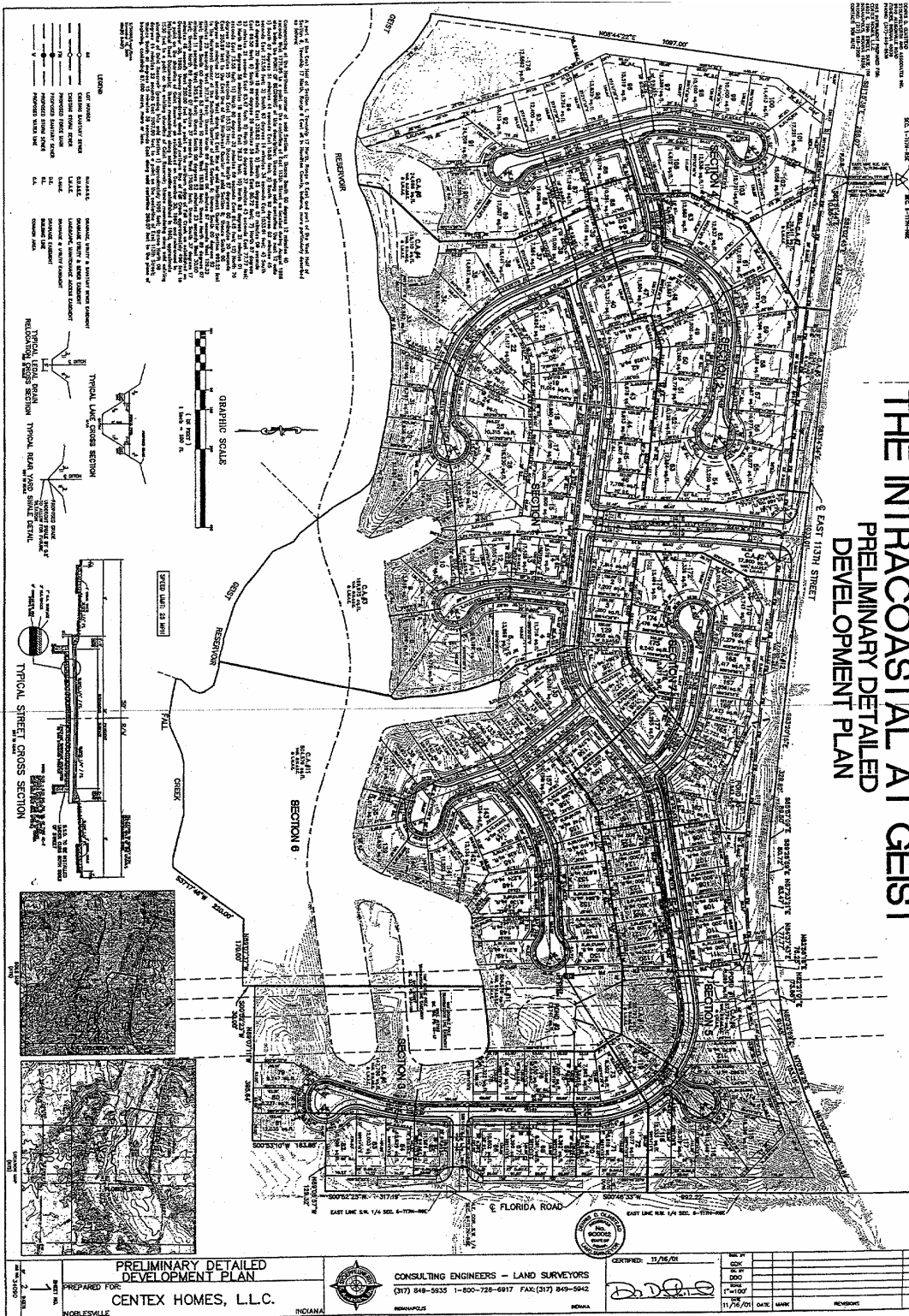


EXHIBIT C

THE INTRACOASTAL AT GEIST

DEVELOPMENT STANDARDS

ITEM	R-1 MINIMUM	PROPOSED MINIMUM
LOT AREA	12,500 SF	7,000 SF
WIDTH AT R/W	45 FT	30 FT
WIDTH AT BSL	90 FT	45 FT
FRONT SETBACK	30 FT	25 FT
REAR SETBACK	20 FT	20 FT
SIDE YARDS TOTAL	(20 % OF LOT WIDTH)	10 FT
MINIMUM SIDE YARD	9 FT	(0 - 10 FT BETWEEN BLDGS)
FLOOR AREA RATIO	0.4	0.5
MINIMUM FLOOR AREA	1,200 SF	1,200 SF
MINIMUM CENTERLINE RADIUS	225 FT	175 FT