

**MEADOWBROOK VILLAGE
ORDINANCE NO. 030501**

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 (the "Zoning Ordinance"), 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 real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A" is hereby zoned as PUD per the terms of this Ordinance, which shall hereinafter be referred to as the Meadowbrook Village PUD Ordinance.

SECTION 2. PURPOSE AND INTENT.

The purpose and intent of this R3 PUD Ordinance is to permit flexibility and creativity in development of the Real Estate.

SECTION 3. LAND USE.

All uses permitted under the R3-C classification specified in the Zoning Ordinance are permitted land uses.

SECTION 4. DEVELOPMENT STANDARDS.

The Development Standards are specified in what is attached hereto and incorporated herein as Exhibit "B".

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 All provisions or parts thereof in conflict herewith are hereby repealed.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 7th day of May, 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

_____ /s/ Walter F. Kelly,
Member

Stuart F. Easley /s/ Stuart F. Easley,
Member

Eileen Pritchard /s/ Eileen Pritchard,
Member

James W. Wallace /s/ 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 E. Church: Church, Church, Hittle & Antrim, Town Attorney

Prepared by: Charles D. Frankenberger, NELSON & FRANKENBERGER, 3021 E. 98th Street, Suite 220, Indianapolis, IN 46280, (317) 844-0106.

EXHIBIT "A"

Legal Description of Real Estate

The Southwest Quarter of the Southwest quarter of Section 34, Township 18 North, Range 5 East, containing 40 acres, more or less.

The Northwest Quarter of the Southwest Quarter of Section 34, Township 18 North, Range 5 East, containing 40 acres, more or less.

EXHIBIT "B"

MEADOWBROOK VILLAGE

Development Guidelines

Developmental Standard	
Front Yard Setback - All Streets	25 feet
Aggregate Side Yard Minimum Bldg. Separation	12 feet 12 feet
Rear Yard Setback	30 feet
Minimum Lot Frontage (Measured at Right-of-Way)	20 feet
Minimum Lot Width (Measured at Building Setback Line)	70 feet
Maximum Building Height Primary Accessory	35 feet 25 feet
Minimum Floor Area 1-story 2-story Excluding garages, porches, etc.	1,400 square feet 1,800 square feet
Minimum Lot Size Maximum Lots	9,000 square feet 192 feet





