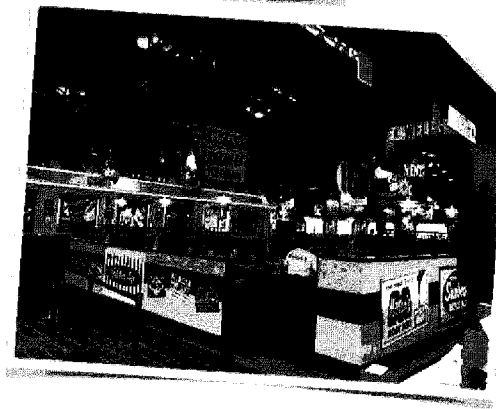


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Jennifer Hayden  
Hamilton County Recorder IN  
Recorded as Presented



# PORTILLO'S PLANNED UNIT DEVELOPMENT

*Fishers*  
INDIANA



City Council 15 March 2017

# PORTILLO'S

## PLANNED UNIT DEVELOPMENT



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### **PETITIONER**

**WENDY HUNTER/AGENT FOR  
PORTILLO'S HOT DOGS, LLC  
2001 SPRING ROAD, #400  
OAK BROOK, IL 60523**

**PORTILLO'S AT FISHERS PUD**

**TAB 1**

# **PORTILLO'S AT FISHERS PUD**

## **Executive Summary**

Portillo's Hot Dogs was founded in 1963 by Dick Portillo, as a hot dog stand in a 6' x 12' trailer located in Villas Park, Illinois. The first drive-through Portillo's opened in 1983, and the rest is history. Portillo's is known for speedy, reliable drive-through service due to its unconventional practice of sending employees outside to take orders and deliver food. Portillo's family menu has expanded from hot dogs only, to include Italian beef sandwiches, char-grilled burgers, fresh salads, ribs, and their famous chocolate cakes. The catering division opened in 1999, and in 2000 Portillo's began shipping food to all 50 states.

Over the years, Portillo's has developed a large customer fan base which includes Hollywood actors, professional athletes, and politicians; and many of their photos are displayed in the restaurants. Following the advice of many fans, Portillo's expanded to Southern California, Indiana, Arizona, Florida and Wisconsin. As of this writing, Portillo's has 46 operating restaurants, with more carefully placed locations on the horizon. Each restaurant will employ over 120 people, and serve thousands more. Portillo's success is attributed to their hardworking employees and loyal customers.

In determining expansion areas, Portillo's leadership has identified Fishers, Indiana, as a targeted area for development, and is hereby requesting consideration by the City of Fishers for approval of the Portillo's at Fishers PUD. The land on which Portillo's would locate is a +/- 3.7 acre parcel at the southwest quadrant of 116th Street and USA Parkway, with a western boundary along the northbound ramp of I-69. This location is located directly across 116th Street from the planned development to include Top Golf. To the east of the Top Golf will be a large multi-use retail center, which includes tenants such as Fresh Market and LA Fitness. South of the proposed Portillo's at Fishers PUD is the location of the Ikea development, currently under construction.

The zoning request herein for the proposed Portillo's PUD, will allow the City of Fishers to have the final word on the development of the land, assuring compliance with the guiding Unified Development Ordinance, selecting relevant design regulations, but also offering some flexibility to meet the specific needs of a use such as Portillo's. With the development of Portillo's at this location, the citizens of Fishers will see an expanded selection of options for family dining, carryout for business and personal meals, and catering for gatherings of all sizes. This pairs well with the retail and recreational uses planned on the north side of 116th Street, as well as across I-69.

Design considerations for the Portillo's will maintain the high standards of construction that other Portillo's restaurants enjoy, with a masonry building of 4-sided design, covered outside dining, an amply stacked drive through lane with bypass, extensive landscaping, and a trash enclosure that matches the building. The walls of the building will be enhanced with artist applied "distressed" images, recalling the era of the Chicago warehouse district of the 1920's. Tasteful building lighting will accent the upscale design of the building at night. This environment is continued on the interior, with a vibrant interior design of the same era. Customers will be met with a smiling crew in an open kitchen, who prepare each meal individually for consumption either in the restaurant, or for carry-out. Other staffers occupy the drive-through lane with menus, assuring orders are properly understood, prepared, and delivered as quickly as meals are ready. The by-pass lane allows the staff to direct vehicles out of the main traffic lane once food is delivered, and to keep stacked cars from backing up in the parking lot. Employees are provided a concrete sidewalk and striped paving to ensure their safety.

## **PORTILLO'S AT FISHERS PUD**

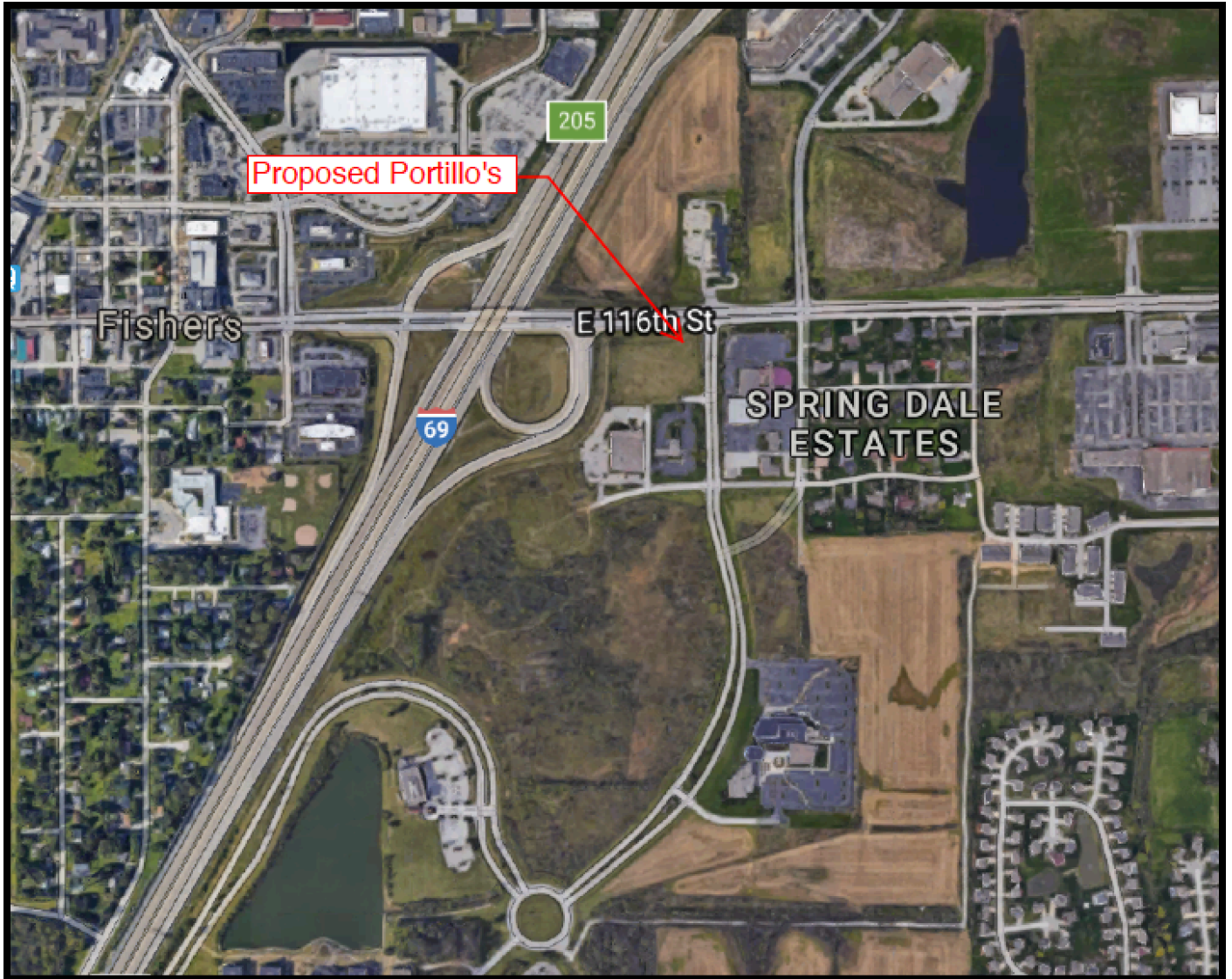
Portillo's anticipates the development of this site will result in an investment of \$3.2 Million on the building alone, with the site work yet to be priced. Sales are anticipated in the \$4-6 Million range, with numerous employment opportunities for residents of Fishers and suppliers of goods utilized in the operation and running of a major restaurant.

Portillo's intends to follow the Unified Development Ordinance, with minor changes outlined in this PUD.

The proposed construction schedule being considered would allow Portillo's to begin work in the late Spring of 2017, with an opening in the fall. Illustrative renderings of the proposed site, building elevations, and signage can be found in Tab 4, and the proposed PUD Ordinance can be found in Tab 5.

# PORTILLO'S AT FISHERS PUD

AERIAL LOCATION MAP  
Portillo's at Fishers



# PORTILLO'S AT FISHERS PUD

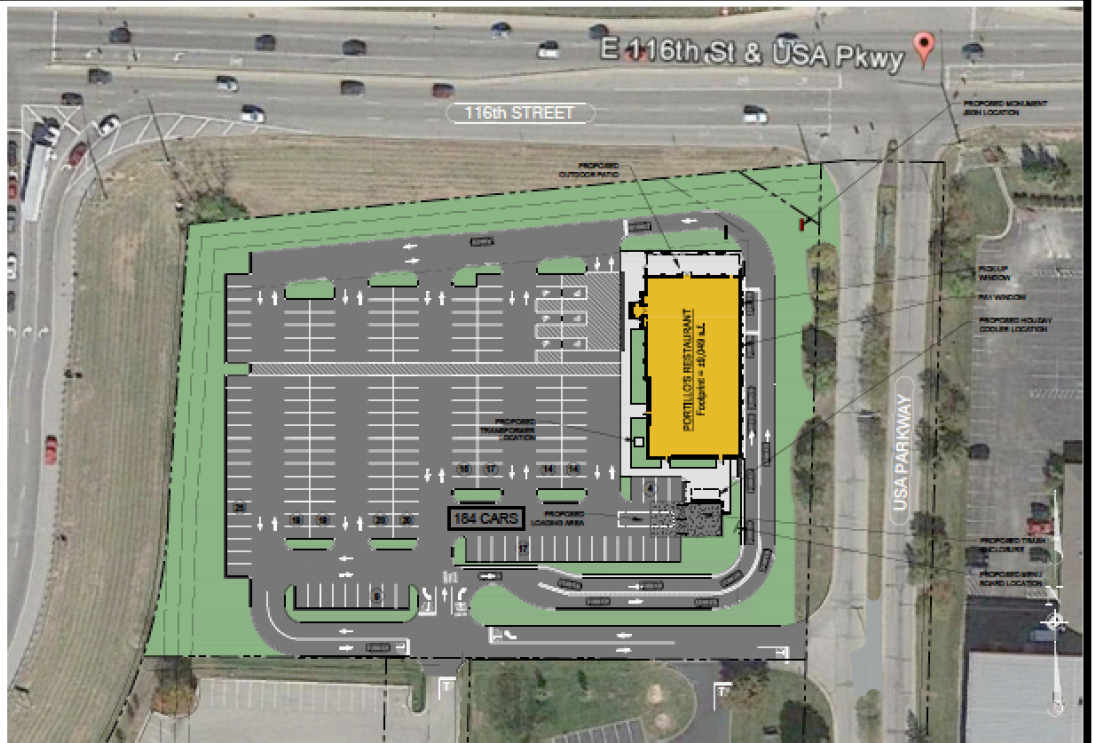
## CONCEPT SITE PLAN Portillo's at Fishers



PROJECT LOCATION

### LOCATION PLAN

BUILDING FOOTPRINT: 9,049 S.F.  
STYLE: PROHIBITION, SIDE ENTRY  
TOTAL PARKING PROVIDED: 184 CARS  
H.C. SPACES: 6 CARS



### PRELIMINARY SITE PLAN

SCALE: N.T.S.

APPROXIMATE SITE AREA: 151,980 S.F. = 3.49 AC  
STACKING: 37 CARS + 11 CARS



PORTILLO'S HOT DOGS, LLC

**Portillo's**

**FISHERS, IN**  
116TH AND USA PARKWAY

CONCEPT NO. 3G  
DATED: 03/15/17

Proj. #201611



# PORTILLO'S AT FISHERS PUD

**NORTH - PATIO ELEVATION**  
Scale: 3/16" = 1'-0"

**WEST - FRONT DOOR ELEVATION**  
Scale: 3/16" = 1'-0"

**ORNAMENTAL STEEL BRACKET DETAIL**

**NOTES:**  
 1. PAINT ALL EXPOSED ELECTRICAL BOXES, GAS METERS, PIPING & EXPOSED STEEL UNITS TO MATCH THE ADJACENT BRICK COLOR.  
 2. BRICK: BUCK CITY BRICK - SAVANNAH WELLSINGTON BK-3  
 3. BUCK CITY BRICK - BRICKED TUDOR BK-3  
 4. ALL BRICKS ARE 12" UTILITY @ 5/8" x 3 5/8" x 1 1/2" SBR  
 5. PT-33 SINGLES "BLACK MAGIC"  
 6. PT-25 SINGLES "SECRET GARDEN"  
 7. PT-25 SINGLES "MIDWINTER"  
 8. SIGNAGE SUPPLIED AND INSTALLED BY SIGN CONTRACTOR UNDER SEPARATE PERMIT.  
 9. 1/4" ALUMINUM PANELS, COLORED, KYNAR, 500 PATINA GREEN.  
 10. SOLDER COURSE DR-3.  
 11. 1/4" ALUMINUM WINDOW FRAMES.  
 12. EDON HIRBGLASS MOLDING (KOR-45) INSTALL BLOCKING AS NOTED FOR THE LED BAND.  
 13. 1/4" ALUMINUM WINDOW FRAMES.  
 14. 1/4" ALUMINUM WINDOW FRAMES.  
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 99. 1/4" ALUMINUM WINDOW FRAMES.  
 100. 1/4" ALUMINUM WINDOW FRAMES.

**WEST AND NORTH ELEVATIONS WITH MATERIAL IDENTIFICATION**  
Portillo's at Fishers

**MERCURY STUDIOS, INC.**  
2548 W. CORTEZ ST. CHICAGO, IL 60622  
PH: 773-389-8516 FAX: 773-389-8318 mercury@msi.com

**PROJECT:**  
PORTILLO'S HOT DOGS  
FISHERS, IN

**SHEET TITLE:**  
CONCEPT ELEVATIONS

**SCALE:**  
3/16" = 1'-0"

**DATE:**  
REV. 11.21.16  
REV. 11.28.17  
REV. 12.12.17

**DRAWN BY:**

**SHEET:**  
A-4.0

# PORTILLO'S AT FISHERS PUD



**WEST AND NORTH ILLUSTRATIVE ELEVATIONS**  
Portillo's at Fishers

# PORTILLO'S AT FISHERS PUD

**SOUTH - REAR ELEVATION**  
Scale: 3/16" = 1'-0"

**EAST - DRIVE THRU ELEVATION**  
Scale: 3/16" = 1'-0"

**NOTES:**  
 - PAINT ALL EXPOSED ELECTRICAL BOXES, GAS METERS, PIPING & EXPOSED STEEL UNITS TO MATCH THE ADJACENT BRICK COLOR  
 - BR-1: BUCKLE CITY BRICK - SAVANNAH WELLINGTON BK-3  
 - BR-2: BUCKLE CITY BRICK - SWANED TUDOR BK-3  
 - \* ALL BRICKS ARE 12" UNITS (2.58 x 3.58 x 11.58)  
 - PT-1: SWAGI - "BLACK MAGIC"  
 - PT-2: SW-LI - "SECRET GARDEN"  
 - PT-3: SW-LI-17 "METALWORK"

**PROJECT:** PORTILLO'S HOT DOGS FISHERS, IN

**SHEET TITLE:** CONCEPT ELEVATIONS

**SCALE:** 3/16" = 1'-0"

**DATE:** 11-21-15

**DESIGNER:** MERRILL & ASSOCIATES

**DRAWN BY:**

**SHEET:** A-4.1

**EAST AND SOUTH ELEVATIONS WITH MATERIAL IDENTIFICATION**  
**Portillo's at Fishers**

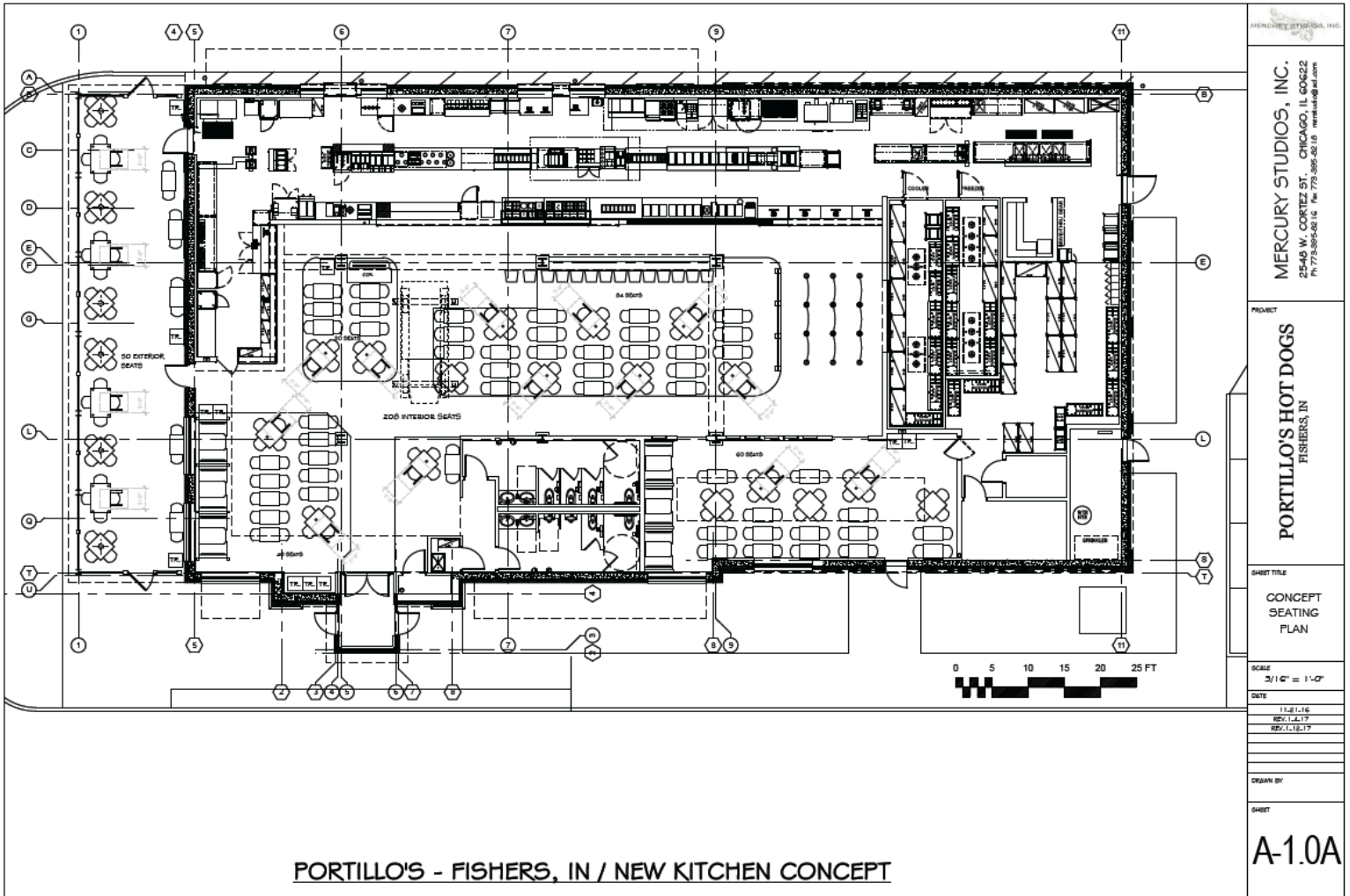
# PORTILLO'S AT FISHERS PUD



**EAST AND SOUTH ILLUSTRATIVE ELEVATIONS**  
Portillo's at Fishers

# PORTILLO'S AT FISHERS PUD

## BUILDING FOOTPRINT WITH LAYOUT Portillo's at Fishers



PORTILLO'S - FISHERS, IN / NEW KITCHEN CONCEPT

# PORTILLO'S AT FISHERS PUD

# Portillo's

## FISHERS, IN

### EXTERIOR FINISHES

- 

(PT-3)  
SW6991 "BLACK MAGIC"  
WROUGHT IRON
- 

(PT-6)  
SW6101 "SECRET GARDEN"  
TRIM COLOR
- 

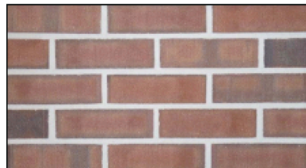
(PT-9)  
SW6979 "ARTICHOKE"  
TRASH ENCLOSURE WOOD GATE

- 

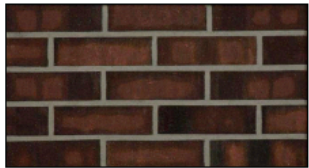
PAC-CLAD EVERGREEN  
ALUM. BREAK METAL

- 

KYNAR 500 PATINA GREEN  
1/4" ALCLAD METAL PANELS  
(FALSE WINDOW INFILLS)



BR-1  
SIOUX CITY BRICK - SAVANNAH  
WELLINGTON



BR-3  
SIOUX CITY BRICK - SMOKED



CULTURED LIMESTONE



GALVANIZED ROOFING

MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.  
2549 W. CORTIZ ST. CHICAGO, IL 60622  
Ph: 773-385-8616 Fax: 773-385-0215 mercurystudios.com

PROJECT

PORTILLO'S HOT DOGS  
FISHERS, IN

SHEET TITLE

MATERIAL  
BOARD

SCALE

DATE

11.8.16  
REV. 1.4.17  
REV. 1.18.17

DESIGN BY

SHEET

MAT-1

# PORTILLO'S AT FISHERS PUD



OVERHEAD VIEW

MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.  
2548 W. CORTIZ ST. CHICAGO, IL 60622  
PH: 773.389.8611 E: mercury@msi.com

PROJECT

PORTILLO'S HOT DOGS  
FISHERS, IN

SHEET TITLE

COLOR  
CONCEPT  
ELEVATIONS

SCALE  
3/4" = 1'-0"

DATE

11.12.16  
REV. 1.15.17  
REV. 1.15.17

DRAWN BY

SHEET

PER-1

# PORTILLO'S AT FISHERS PUD



NW CORNER / TOP OF THE RAMP VIEW

MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.  
 2549 W. CORTIZ ST., CHICAGO, IL 60622  
 Ph: 773-399-6216 merstudios@aol.com

PROJECT

PORTILLO'S HOT DOGS  
 FISHERS, IN

SHEET TITLE

COLOR  
 CONCEPT  
 ELEVATIONS

SCALE

3/16" = 1'-0"

DATE

11.29.16

REV. 1.12.17

REV. 1.12.17

REV. 3.22.17

DRAWN BY

SHEET

PER-2

Perspective view from northbound ramp off I-69, noting screening of rooftop units.



# PORTILLO'S AT FISHERS PUD



NE CORNER VIEWED FROM STREET

MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.  
 2540 W. CORTEZ ST. CHICAGO, IL 60632  
 PH: 773-395-6216 FX: 773-395-6216 merstudios.com

PROJECT

PORTILLO'S HOT DOGS  
 FISHERS, IN

SHEET TITLE

COLOR  
 CONCEPT  
 ELEVATIONS

SCALE

3/16" = 1'-0"

DATE

11.2.16  
 REV. 1.1.17  
 REV. 1.12.17

DRAWN BY

SHEET

PER-3

# PORTILLO'S AT FISHERS PUD



NW CORNER VIEW

MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.  
 2545 W. CORTIZ ST. CHICAGO, IL 60622  
 Ph: 773.395.8216 Fax: 773.395.8218 mercury@msd.com

PROJECT

PORTILLO'S HOT DOGS  
 FISHERS, IN

SHEET TITLE

COLOR  
 CONCEPT  
 ELEVATIONS

SCALE

3/16" = 1'-0"

DATE

11.21.16

REV. 1.4.17

REV. 1.12.17

DRAWN BY

SHEET

PER-4

# PORTILLO'S AT FISHERS PUD



ENTRY VESTIBULE DETAIL VIEW

MERCURY STUDIOS, INC.  
 2540 W. CORTEZ ST., CHICAGO, IL 60622  
 PH: 773-399-0216 FAX: 773-399-0218 mercury@gsd.com

PROJECT  
**PORTILLO'S HOT DOGS**  
 FISHERS, IN

SHEET TITLE  
 COLOR  
 CONCEPT  
 ELEVATIONS

SCALE  
 3/16" = 1'-0"

DATE  
 11.21.16  
 REV. 1.16.17  
 REV. 1.12.17

DRAWN BY

SHEET  
**PER-5**

# PORTILLO'S AT FISHERS PUD



DRIVE THRU WINDOWS DETAIL VIEW

MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.  
 2540 W. CORTAZ ST. CHICAGO, IL 60622  
 PH: 773-399-8216 FAX: 773-399-8218 mercury@msd.com

PROJECT

PORTILLO'S HOT DOGS  
 FISHERS, IN

SHEET TITLE

COLOR  
 CONCEPT  
 ELEVATIONS

SCALE

3/16" = 1'-0"

DATE

11.12.16

REV. 1.1.17

REV. 1.12.17

DRAWN BY

CHECKED

PER-6

# PORTILLO'S AT FISHERS PUD

## GROUND and BUILDING SIGNS Portillo's at Fishers



**OLYMPIC**  
**SIGNS**

account representative  
R WHITEHEAD  
1130 N. Gerfield  
Lombard, IL 60148

client  
**Portillo's**  
FISHERS, IN  
Ph.# 630.424.6100 Fax.# 630.424.6120

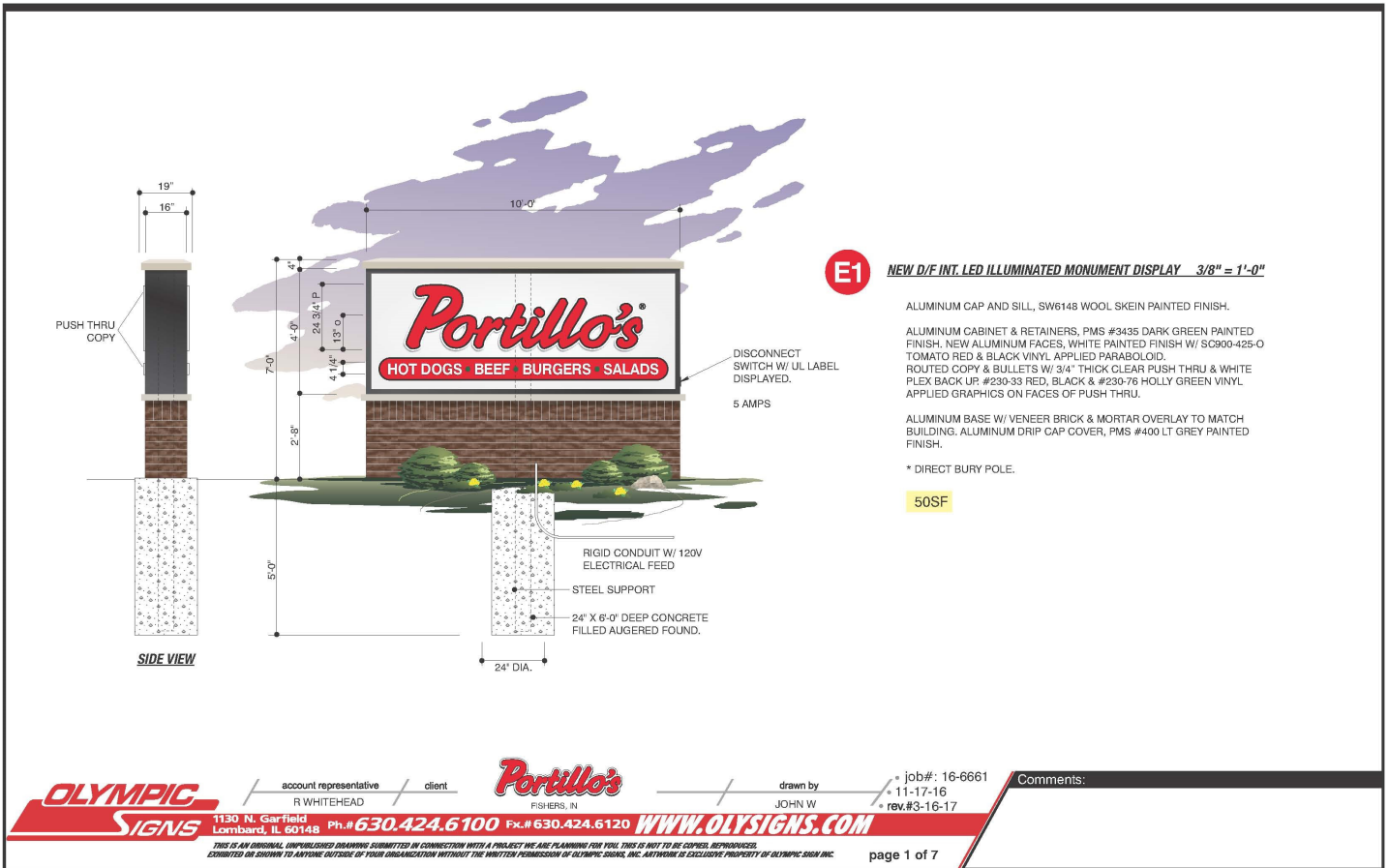
drawn by  
JOHN W  
[WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

job#: 16-6661  
11-17-16  
rev.# 3-7-17

Comments:

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# PORTILLO'S AT FISHERS PUD



**OLYMPIC**  
**SIGNS**

account representative / client  
R WHITEHEAD / FISHERS, IN

**Portillo's**  
FISHERS, IN

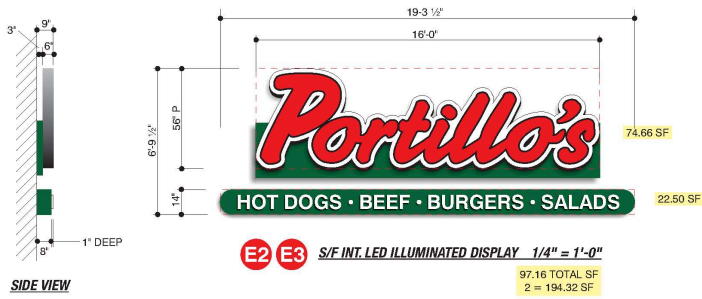
drawn by / job#:  
JOHN W / 16-6661

Comments:

1130 N. Garfield / Ph.# 630.424.6100 / Fax.# 630.424.6120 / WWW.OLYSIGNS.COM / Lombard, IL 60148

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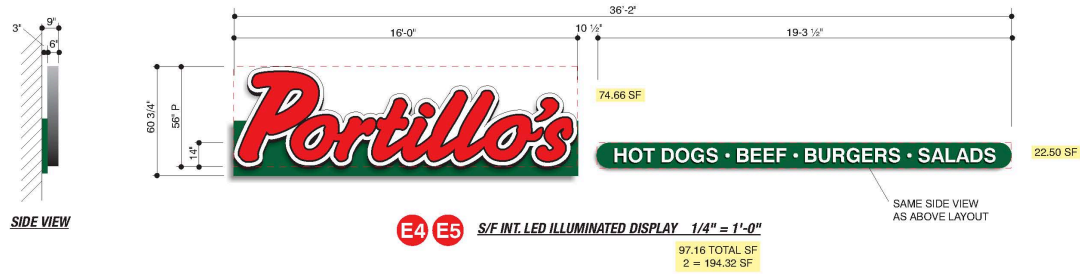
# PORTILLO'S AT FISHERS PUD



PORTILLO'S; ALUMINUM CABINET & RETAINERS, BLACK PAINTED FINISH. WHITE LEXAN FACE W/ #33 RED, WHITE & BLACK VINYL APPLIED GRAPHICS ALUMINUM WIREWAY, PMS #3435 GREEN PAINTED FINISH.

ALUMINUM PARABOLOID CABINET & FACE, PMS #3435 GREEN PAINTED FINISH. ROUTED COPY & BULLETS, WHITE PLEX BACK UP W/ 1" THICK CLEAR PLEX PUSH THRU.

SIDE VIEW



<b>OLYMPIC</b> <b>SIGNS</b>	account representative	client	<b>Portillo's</b> FISHERS, IN	drawn by	job#: 16-6661	Comments:
	R WHITEHEAD			JOHN W	11-17-16	
1130 N. Garfield Lombard, IL 60148	Ph.# 630.424.6100	Fax.# 630.424.6120	<a href="http://WWW.OLYSIGNS.COM">WWW.OLYSIGNS.COM</a>		rev.#2-28-17	

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# PORTILLO'S AT FISHERS PUD



NORTH ELEVATION / SIGN LOCATION 3/32" = 1'-0"



WEST ELEVATION / SIGN LOCATION 3/32" = 1'-0"

**OLYMPIC**  
**SIGNS**

account representative / client  
R WHITEHEAD

**Portillo's**  
FISHERS, IN

drawn by  
JOHN W

• job#: 16-6661  
• 11-17-16  
• rev.#1-24-17

Comments:

1130 N. Garfield  
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

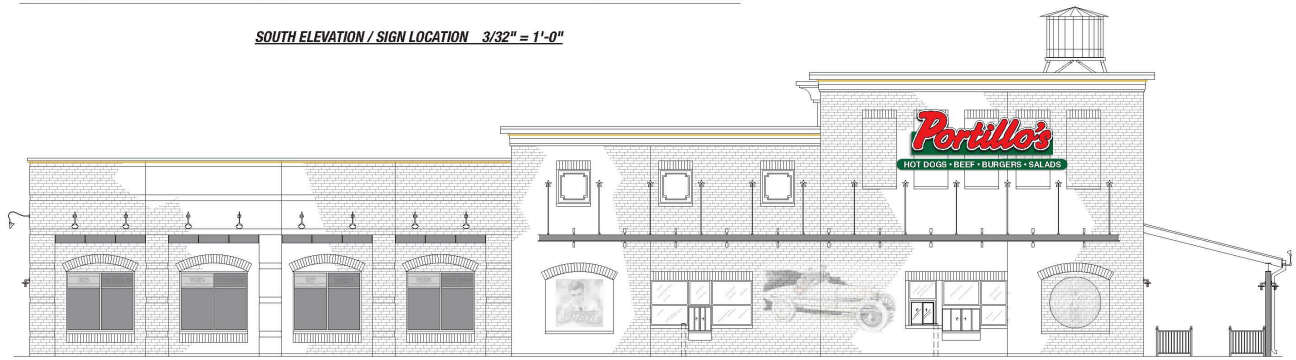
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# PORTILLO'S AT FISHERS PUD



SOUTH ELEVATION / SIGN LOCATION 3/32" = 1'-0"



EAST ELEVATION / SIGN LOCATION 3/32" = 1'-0"

**OLYMPIC**  
**SIGNS**

account representative / client  
R WHITEHEAD /

**Portillo's**  
FISHERS, IN

drawn by  
JOHN W

job#: 16-6661  
11-17-16  
rev.#2-28-17

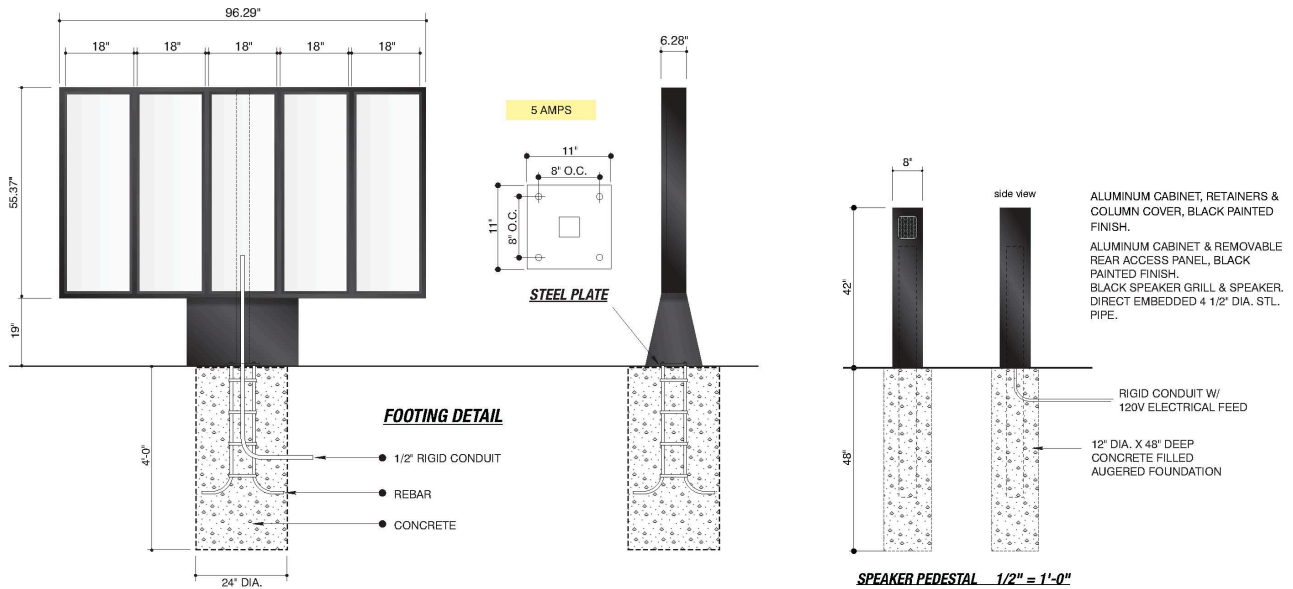
Comments:

1130 N. Garfield  
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

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page 4 of 7

# PORTILLO'S AT FISHERS PUD



**E6** DTX 590 ILLUMINATED DRIVE-THRU MENU BOARD 1/2" = 1'-0"

Single faced aluminum cabinet  
 Fluorescent illumination  
 Changeable translucent copy accessed  
 by hinged doors

**SPEAKER PEDESTAL 1/2" = 1'-0"**

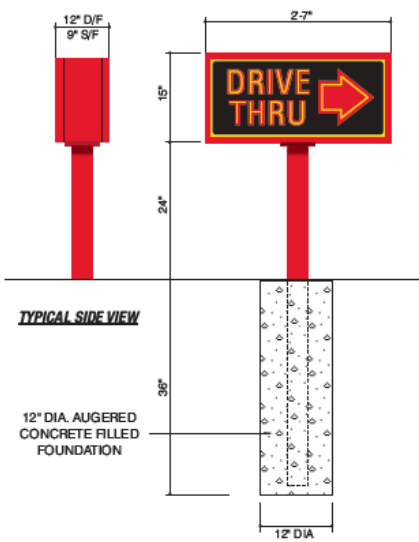
.5 AMPS

**OLYMPIC SIGNS** account representative / client **Portillo's** FISHERS, IN drawn by / job #: 16-6661  
 R WHITEHEAD / JOHN W 11-17-16  
 1130 N. Garfield / Ph.# 630.424.6100 Fx.# 630.424.6120 **WWW.OLYSIGNS.COM** rev.#2-28-17  
 LOMBARD, IL 60148

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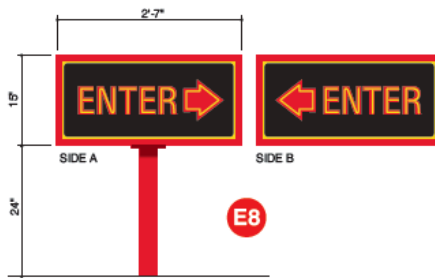
# PORTILLO'S AT FISHERS PUD



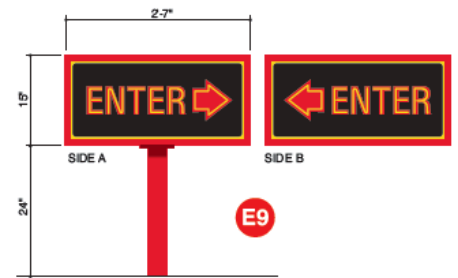
**E7** SF INT. LED ILLUMINATED DIRECTIONAL 3/4" = 1'-0"

ALUMINUM CABINETS, RETAINERS, SUPPORTS & MOUNTING PLATES, SCARLET RED PAINTED FINISH. LEXAN FACES W/ BLACK, #230-109 YELLOW & #230-83 RED VINYL APPLIED GRAPHICS ON INSIDE SURFACE.

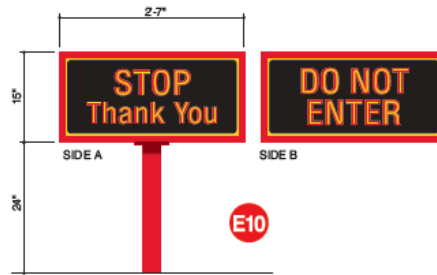
1.1 AMPS EACH



DF INT. LED ILLUMINATED DIRECTIONAL 3/4" = 1'-0"



DF INT. LED ILLUMINATED DIRECTIONAL 3/4" = 1'-0"



DF INT. LED ILLUMINATED DIRECTIONAL 3/4" = 1'-0"

**OLYMPIC SIGNS**

account representative / client  
R WHITEHEAD

1130 N. Garfield  
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

**Portillo's**  
FISHERS, IN

job #: 16-6661  
drawn by JOHN W  
11-17-16  
rev: #1-24-17

Comments:

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# **PORTILLO'S AT FISHERS PUD**

## **Portillo's at Fishers PUD**

### **1.01 Declaration, Purpose and Intent, and Permitted Uses**

Declaration

**Ordinance No. 022017A** ("this Ordinance") **Adopted:** \_\_\_\_\_

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 090605A, as amended, and the Official Zoning Map of the City of Fishers, Indiana, dated April, 2016, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Section 1.08 of this Ordinance (the "Real Estate"), is hereby designated as a **Planned Unit Development - Commercial District (PUD-C)**, and that said PUD-C zoning district shall hereafter be known as "**Portillo's at Fishers PUD.**" Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and 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. All previous PUD Ordinances, and amendments thereto, applicable to the Real Estate are hereby repealed.

#### **Purpose and Intent**

The purpose of this PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the UDO to the development of the Real Estate.

#### **Permitted Uses**

An approximate 9,050 sq. ft. fast casual restaurant, as illustrated in Section 1.03 Concept Plan and Section 1.04 D. Architectural Design Standards.

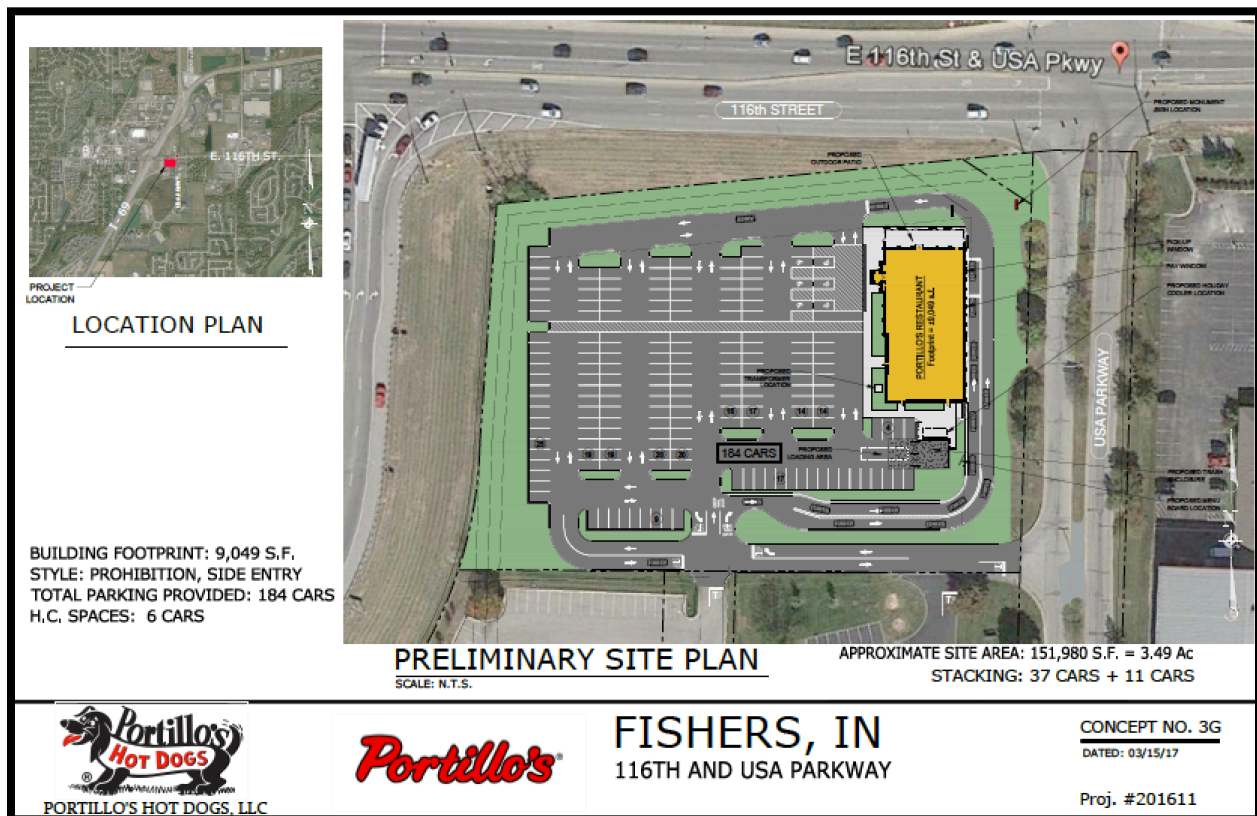
### **1.02 Applicability**

- A. The Real Estate will be developed and used as a 9050 SF fast casual restaurant facility. The standards of the UDO applicable to the Commercial District (C3) shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. Pursuant to Article 4.02(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.

# PORTILLO'S AT FISHERS PUD

## 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 City Council with a general vision for the development of the Real Estate. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.



## 1.04 Development Standards

- A. Cross References: The regulations of Article 05: Development Standards shall apply, except as modified by this Ordinance.
- B. General Regulations: Article 2.27: C3 Commercial District Development Standards shall apply, except as modified below:
1. Minimum internal setback shall be ten (10) feet from edge of pavement of access drive or street.
  2. Maximum impervious surface coverage shall be eighty (80) percent.
- C. Accessory Structure Standards (AS): shall apply, except as modified below:
1. 5.09 AS-06.A.5 - Patios
- D. Architectural Design Standards (AD): shall apply, except as modified below:

## **PORTILLO'S AT FISHERS PUD**

1. The Illustrative Architectural Exhibit, as shown on 'Exhibit A' attached, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the new fast casual restaurant to be constructed on site, as shown on the Concept Plan. Changes to the proposed architecture, for the purpose of redevelopment of the site, must be reviewed and approved by the Plan Commission and City Council.
  2. 5.15 AD-04.C.Mechanical and Utility Equipment Screening: All mechanical equipment regardless of mounting style or location on the site shall be screened from all directions.
- E. Density and Intensity (DI): shall apply
- F. Entrance and Driveway (ED): shall apply
- G. Environmental Standards (EN): shall apply
- H. Fence and Wall (FW): shall apply
- I. Floodplain (FP): shall apply
- J. Floor Area Standards (FA): shall apply
- K. Height (HT): shall apply
- L. Home Occupation Standards (HO): shall apply
- M. Landscaping Standards (LA): shall apply, except as modified below.
1. LA-05 (B) (1) - Foundation Planting: The foundation plantings shall be located within ~~twenty (20)~~ **Thirty (30)** feet of the foundation wall.
  2. LA-05 (C) Additional Buffering
    1. The following landscape buffer area is required along the eastern property line, in order to screen the drive-thru lane from adjacent right-of-ways. The following quantities are minimums:
      - a. Minimum ten-foot (10') wide buffer yard along the entire eastern property line.
      - b. Three (3) canopy trees per one hundred (100) lineal feet. Trees shall be prorated and rounded up to the nearest whole number for every foot over the initial one hundred (100) feet of contiguous boundary along the eastern property line.
      - c. Ten (10) shrubs shall be planted for every one hundred (100) feet of contiguous boundary along the eastern property line.
      - d. A reasonable attempt to screen the most obnoxious, noise producing, most intrusive or most visible parts of the drive-thru lane, and vehicles stacked within the drive-thru lane, on the subject property should be made.
      - e. Undulating mounds with a minimum height of three (3) feet shall be installed for a distance equivalent to eighty percent (80%) of the distance contiguous to the eastern property line.
    3. 5.45 LA-07 Landscape Buffer Yards shall not apply.
- N. Lighting Standards (LT): shall apply, except as modified below: 5.47.D
1. 5.47.D - Architectural Accent Lighting: All ground lighting used to cast light on building facades, building features or signs shall have shields to ensure that light does not project beyond the building or sign, and shall utilize the minimum amount of light necessary to light the facade, building feature or sign. The light fixture and bulb shall be shielded from view of any street, sidewalk, or parking lot. Strip lighting which is non-directional and shielded, and used to accent building's roof perimeter is allowed.
  2. ~~5.49.C—Decorative Light Fixtures: Decorative light fixtures shall be provided along entrance drives, public rights of way, buildings, and pedestrian pathways. Pedestrian paths in traditional suburban designed residential and commercial developments may utilize other lighting (such as street, parking, etc) to adequately illuminate pedestrian ways; however, all New Urbanist and pedestrian-oriented developments shall incorporate pedestrian sealed lighting for all pedestrian ways. Natural areas are exempt from these requirements~~

## PORTILLO'S AT FISHERS PUD

- 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 except as modified below:
  - 1. 5.64 PK-01.E.1 - *Minimum Area*: Each parking space shall be a minimum of ~~one hundred eighty (180)~~ **one hundred sixty two (162)** square feet, ~~and space abuts landscape or sidewalk~~ **minimum parking space of one hundred forty four square feet.**
  - 3. 5.64 PK-01.L.3- Excessive Parking: A parking lot that exceeds the minimum parking space requirements (listed in Table PK-A) by more than ten percent (10%) shall also:
    - a. Increase the number of landscape bump outs (in a angle-aisle parking lot) or landscape bump outs and islands (in multiple-aisle parking lots ) required in Article 05; LA: Landscaping Standards by the same percentage, **up to a maximum of 20%**. [Example: If the number of parking spaces is increased by thirty percent (30%), then the number of landscape islands and/or bump outs shall be increased by ~~thirty percent (30%)~~ **twenty percent (20%)**
  - 3. 5.64 PK-04.H Outlet required: **shall not apply.**
  - 4. **5.67 (A) shall apply except within 10' of a front or rear lot line.**
  - 5. **5.67 (B) Shall not apply.**
- S. Pedestrian Accessibility Standards (PA): shall apply
- T. Performance Standards (PF): shall apply
- U. Permanent Outdoor Display Area Standards (PD): shall apply
- V. Property Identification Standards (PI): shall apply
- W. Public Art Standards (PT): shall apply
- X. Public Improvement Standards(PV): shall apply
- Y. Setback Standards (SB): shall apply except as modified below:
  - 1. 5.84 SB-03: Setback Standards; Commercial (B): **shall not apply**
- Z. Sewer and Water Standards(SW): shall apply
- AA. Sexually Oriented Business Standards (SX): shall apply
- BB. Sign Standards (SG): Shall apply except as modified below:
  - 1. 5.91 SG-01.B ~~All signs shall comply with the general rules, regulations, and requirements governing their placement, type, number, and size as outlined and contained in the provisions of he City of Fishers Sign Ordianance. the only signs permitted are those stated within Section 5.91-5.103; all other sign are prohibited unless otherwise stated.~~ **Signage for the facility will be as indicated on the signage exhibits which are a part of this Ordinance. Ground sign to be located at the intersection of 116th Street and USA Parkway will be located and enhanced with landscape in a manner mutually acceptable to the City and the facility owner.**
- CC. Structure Quantity Standards (SQ): shall apply
- DD. Telecommunication Standards (TU): shall apply
- EE. Temporary Uses (TU): shall apply except as modified below:
  - 1. 5.107 TU-01J.11.a - Temporary Storage Units: ~~In the parking area of an institutional use, provided that any single temporary storage unit not be on site more than thirty (30)~~ **As indicated on the Concept Plan, the facility will be allowed to locate a temporary cooler unit adjacent to the trash enclosure for seventy-five (75) continuous** days in any calendar year. Under no circumstances shall any more than one (1) temporary storage unit be permitted ~~for a single business or tenant space~~ at the same time. A Temporary Use Permit is required for **the** temporary storage unit.
- FF. Use-Specific Standards (US): shall apply
- GG. Vision Clearance Standards (VC): shall apply

# **PORTILLO'S AT FISHERS PUD**

## **1.05 Design Standards**

- A. Cross References: The regulations of *Article 7: Design Standards* applicable to a *Planned Unit Development*
- B. (*PUD*) shall apply except as modified by this Ordinance:
- C. Access Road Standards (AC): shall apply except as modified below:
  - 1. 7.04 AC-02.F Right of Way or Easement: Frontage roads shall have a minimum of ~~forty (40)~~ **thirty (30)** feet of right of way or permanent public access easement.
  - 2. 7.04 AC-02.H: Sidewalks: **shall not apply, except for a sidewalk along USA Parkway and connection from USA Parkway to Portillo's sidewalk.**
- D. Alley Standards (AL): shall apply.
- E. Anti-monotony Standards (AM): shall apply.
- F. Common Area Standards (CA): shall apply.
- G. Covenant Standards (CE): shall apply.
- H. Dedication of Public Improvement Standards (DD): shall apply.
- I. Density and Intensity Standards (DE): shall apply.
- J. Development Name Standards (DN): shall apply.
- K. Easement Standards (EA): shall apply.
- L. Erosion Control Standards (EC): shall apply.
- M. Floodplain Standards (FL): shall apply.
- N. Lot Establishment Standards (LT): shall apply except as modified below:
  - 1. 7.19 LE-02 (B) Commercial Lot Standards: (1) Interior Street Frontage: **shall not apply**
- O. Mixed Use Development Standards (MU): shall apply.
- P. Monument & Marker Standards (MM): shall apply.
- Q. On-street Parking Standards (OG): shall apply.
- R. Open Space Standards (OP): shall not apply.
- S. Pedestrian Network Standards (PN): shall apply except as modified below:
  - 1. 7.31 PN-04 Pedestrian Network standards; Commercial and Industrial (B) Minimum Internal Pedestrian Network Standards; 2) *Sidewalk Location*: As indicated on the two-page layouts for this type of subdivision in *Article 06: Subdivision types*: **shall not apply**
- T. Perimeter Landscaping Standards (PL): shall apply except as modified below:
  - 1. 7.33 PL-02 Commercial and Industrial Development (A) Applicability: shall apply except as modified below:
    - a. Perimeter landscaping standards shall apply to any portion of a commercial or industrial development that abuts an expressway, interstate highway, primary arterial, secondary arterial, or collector. **i) Perimeter landscaping shall be in aggregate with other landscape requirements, not in addition to; ii) Perimeter landscaping shall not be required in any existing easement that restricts landscaping.**
  - 2. 7.33 PL-02 B: Perimeter Landscape area: the perimeter landscaping area shall be at least ~~twenty (20)~~ **ten (10)** feet deep and as long as the length of the frontage.
- U. Prerequisite Standards (PQ): shall apply.
- V. Storm Water Standards (SM): shall apply.
- W. Street & Right-of-way Standards (SR): shall apply.
- X. Street Lighting Standards (SL): shall apply.
- Y. Street Name Standards (SN): shall apply.
- Z. Street Sign Standards (SS): shall apply.
- AA. Surety Standards (SY): shall apply.
- BB. Utility Standards (UT): shall apply.



## **PORTILLO'S AT FISHERS PUD**

### **1.06 Procedures**

- A. The procedures set forth in *Article 9: Processes, Permits & Fees; Planned Unit Development* shall apply. Development plans shall be reviewed and approved based upon compliance with the development and design *standards set forth herein*.
- B. The Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for review pursuant to *Article 9.20 Planned Unit Development; Final Development Plan*. The Committee shall have discretion and flexibility to consider and approve modifications pertaining to architecture, signage, and landscaping design standards established or referenced by this Ordinance if the Committee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.

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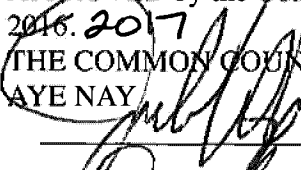
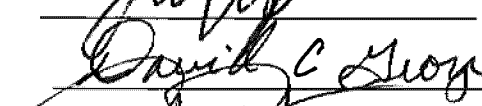
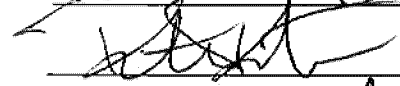
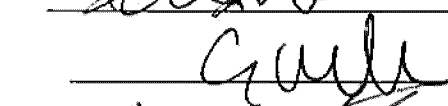
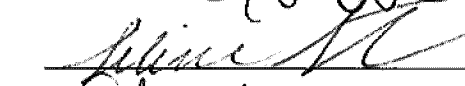
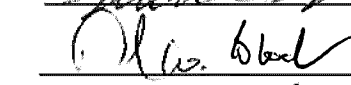
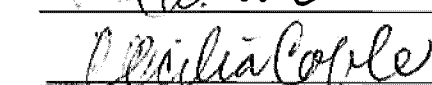

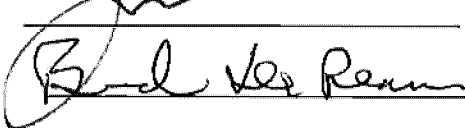
**PORTILLO'S AT FISHERS PUD**

Ord 022017A

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 of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this 20<sup>th</sup> day of March, ~~2016~~ 2017

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

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

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 20<sup>th</sup> day of MARCH, 2017, at 9 P m.

ATTEST:   
Jennifer L. Kehl, City Clerk



MAYOR'S APPROVAL

  
Scott A. Fadness, Mayor

MAYOR'S VETO

3/20/2017  
DATE

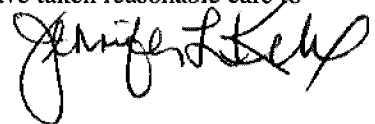
Scott A. Fadness, Mayor

DATE

Approved by: Chris Greisl, City Attorney

Prepared by: CHRIS GREISL

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:



# PORTILLO'S AT FISHERS PUD

## 1.08 Real Estate

### ALTA / NSPS LAND TITLE SURVEY 116TH STREET & USA PARKWAY 3.417 ACRES±



116TH STREET & USA PARKWAY  
SOUTHWEST CORNER  
FISHERS, IN 46033

PROJECT LOCATED IN:  
SECTION 6-TOWNSHIP 17 NORTH-RANGE 1 EAST  
DELAWARE TOWNSHIP, HAMILTON COUNTY

ALTA/NSPS LAND  
TITLE SURVEY

PREPARED FOR:  
STUDIO A OF INDIANAPOLIS  
8011 E 96TH STREET  
INDIANAPOLIS, IN 46256

REV. #	DATE	REV. DESC.
1	03/01/2017	AS BUILT

DRAWING LEGEND	
...	...

SYMBOL LEGEND	
...	...

Approval By:	BJCK
Drawn By:	TJAC
Date of Last Field Work:	12/04/2017
Client Project:	201704017
Reference #:	C15-0642
Project Number:	C17-2450
Sheet Number:	1 of 1

