

Year

2015

Prairie Guest House PUD

City of Fishers
Planned Development
Ordinance
No. 072215A

Table of Contents

Page 1.....Cover Page
Page 2.....Statement, Purpose, Intent
Page 3.....Applicability, Site Plan
Page 4.....Development Standards (cont.)
Page 6.....Design Standards
Page 9.....Procedures, Real Estate
Attached.....Site Plan

1.00 Statement, Purpose and Intent, and Permitted Uses

Statement	Purpose and Intent	Permitted Uses
<p>The proposed Prairie Guest House PUD is designed to update the zoning of the Prairie Guest House in order to allow the business to grow and serve the community of Fishers. This PUD explains the updates needed to allow the Prairie Guest House to continue operating effectively as well as expand its functions to incorporate more community services.</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"> • Greater flexibility in applying the ordinances to the development of the Real Estate; • Efficient use of land; • Coordination of architectural styles and building forms; • Provide a level of certainty in the development of a commercial property in close proximity to residential uses; and • Exclude inappropriate uses. 	<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Bed and Breakfast Inn: <ul style="list-style-type: none"> • Guest Lodging • Yoga studio (classes of <25) • Restaurant (seasonally serves <60D <ul style="list-style-type: none"> - Farm to Table rotating menu - 3-4 entrees each meal - No new structures involved in this service - Use limited to 'non-event' dates/times • Barn special events venue: <ul style="list-style-type: none"> - Private events hosted on the property will conclude at 10:30PM - Wedding receptions - Community flea market - Fundraisers - Reunions - Community events - Other such events • Grounds Keepers Quarters <ul style="list-style-type: none"> - Total 500 ft2 in NOA of property • Residence for the operator(s) of the bed and breakfast.

1.01 Applicability

- A. The standards of the UDO applicable to the **C2** *Commercial 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 of 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 4.02(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 and *Article 1.10: Basic Provisions: Transition Rules* also shall apply to amendments.

1.02 Site Plan

A. The Site Plan is hereby incorporated. The Real Estate's development plan must substantially comply with the Site Plan; however, per *Article 9.17(A)(2)(a): Planned Unit Development District; General; Purpose & Intent*, the Site Plan provides the Plan Commission and City Council with a general vision for the development of the Real Estate for an expansion of the Prairie Guest House facilities i.e. yoga studio, outdoor dining and special event venue. An Improvement Location Permit (ILP) shall be required for all site improvements.

Arial Exhibit



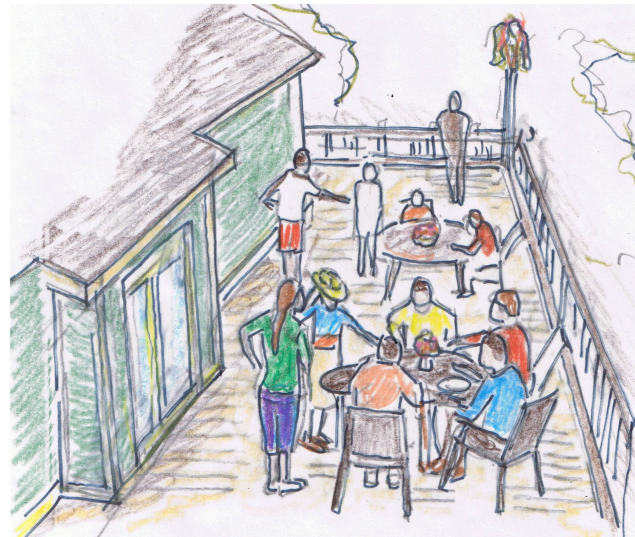
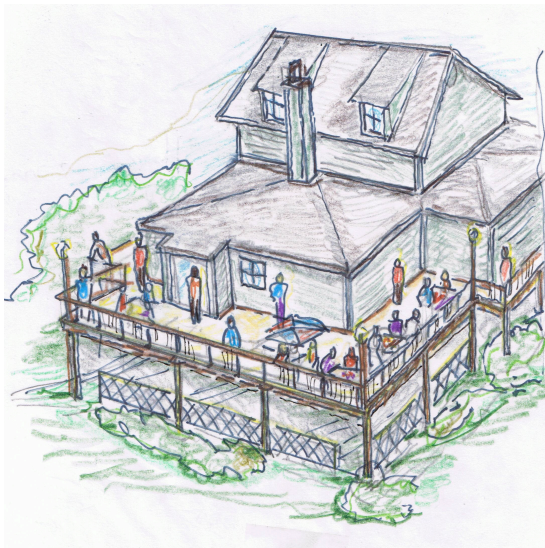
1.03 Development Standards

- A. Cross References: The regulations of *Article 05: Development Standards* shall apply except as modified by this ordinance.
- B. General Regulations: *2.26 C2 Neighborhood Business District Development Standards* shall apply except as noted within this ordinance.
- C. Accessory Structure Standards (AS): shall apply.
- D. Architectural Design Standards (AD): shall apply.

(1) The Illustrative Character Exhibit, as shown below, is hereby incorporated to conceptually illustrate the elements and anticipated character and to establish a benchmark for the architecture and design of the Real Estate's buildings. All buildings on the property shall adhere to an 'urban farm' architectural design. The final building design may vary from the Illustrative Character Exhibit; however, buildings shall be substantially similar in quality and character to the building shown in the Illustrative Character Exhibit.

Illustrative Character Exhibit

Outdoor Dining (Attached to primary structure)



Barn (Special Events Venue)



- 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. Landscaping Standards (LA): shall apply, as expanded below:
 - (1) *Article 5.44 LA-07* all plants used for landscaping shall be native to Indiana and approved by the *City of Fishers Approved List of Recommended Species*.
 - (2) *Article 5.45 LA-07* Buffer Yards shall not apply.
- M. Lighting Standards (LT): shall apply.
 - (1) All lighting shall be full cut-off.
- N. Lot Standards (LO): shall apply.
- O. Parking Standards (PK): shall apply, except as provided below:
 - (1) *Table PK-A* There shall be thirty (30) asphalt paved spaces,
 - (2) *Article 5.64 PK-01* The parking spaces built along the north side of the driveway made from porous pavers and grass as outlined on the ***Site Plan***. Overflow parking on grass shall be permitted.
 - (3) Prior to using the barn as a banquet hall, a parking plan shall be provided to the Community Development Department for review and approval, documenting the off-site parking arrangement and shuttle service. Formal agreement with off-site parking property owner shall be provided to the department.
- P. Pedestrian Accessibility Standards (PA): shall apply.
- Q. Performance Standards (PF): shall apply.
- R. Permanent Outdoor Display Area Standards (PD): shall apply.
- S. Property Identification Standards (PI): shall apply.
- T. Public Improvement Standards (PV): shall apply.
- U. Setback Standards (SB): shall apply.
- V. Sewer & Water Standards (SW): shall apply.
- W. Sign Standards (SG): shall apply.
- X. Structure Quantity Standards (SQ): shall apply, except as provided below:
 - (1) The maximum number of primary structures allowed on a given lot or parcel is three (3).
- Y. Temporary Use/Structure Standards (TU): shall apply.
- Z. Use-specific Standards (US): shall apply except where in conflict with this PUD.
- AA. Vision Clearance Standards (VC): shall apply.

- BB. Home Occupation Standards (HO) shall apply
- CC. Loading Standards (LD) shall apply
- DD. Sexually Oriented Business Standards (SX) shall apply
- EE. Telecommunication Standards (TC) shall apply

1.04 Design Standards

- A. CrossReferences: 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 not apply.
- E. Common Area Standards (CA): shall apply.
- F. Covenant Standards (CE): shall not apply.
- G. Dedication of Public Improvement Standards (DD): shall apply.
- H. Development Name Standards (DN): shall apply.
- I. Easement Standards (EA): shall apply.
- K. Floodplain Standards (FL): shall apply.
- L. Lot Establishment Standards (LT): shall apply.
- M. Mixed Use Development Standards (MU): shall apply.
- N. Monument & Marker Standards (MM): shall apply.
- O. On-street Parking Standards (OG): shall apply.
- P. Open Space Standards (OP): shall apply.
- Q. Pedestrian Network Standards (PN): shall apply.
- R. Perimeter Landscaping Standards: shall apply.
- S. Prerequisite Standards (PQ): shall apply.
- T. Storm Water Standards (SM): shall apply.
- U. Street & Right-of-way Standards (SR): shall apply.
- V. Street Lighting Standards (SL): shall apply.
- W. Street Name Standards (SN): shall apply.
- X. Street Sign Standards (SS): shall apply.
- Y. Surety Standards (SY): shall apply.
- Z. Utility Standards (UT): shall apply.
- AA. Erosion Control Standards (EC) shall apply

1.05 Additional Standards

A. Noise Control:

(1) Private events hosted on the property shall conclude at 10:30 PM. Noise shall be subject to the City Noise Control Ordinance, Sec. 98.02, as amended.

B. Fence:

(1) A four foot (4') tall wrought iron style fence (similar to that shown below in the Illustrative Fence Exhibit) shall be installed in the location as shown on the Fence Exhibit

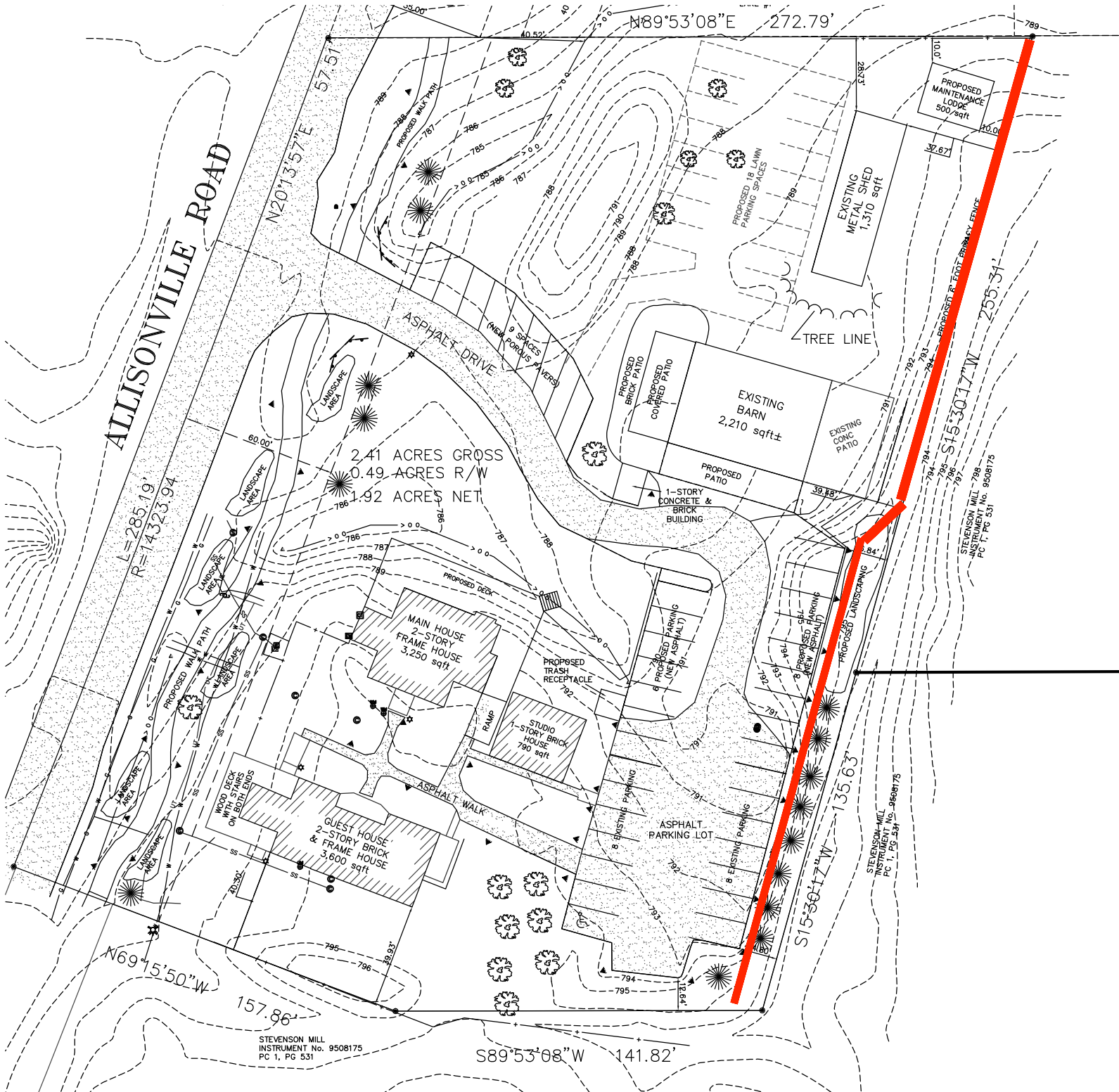


''

C. Parking:

(1) If an event requires more parking than exists on site, then the property owners shall provide to the City fully-executed copies of the written agreement(s) demonstrating that adequate off-site parking arrangements exist.

Fence Exhibit



CONNECT TO EXISTING FENCE ALONG SOUTH PROPERTY LINE

1.07 Procedures

- A. The procedures set forth in *Article 9: Processes, Permits & Fees; Planned Unit Developments* shall apply. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.
- B. The PUD 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

1.08 Real Estate

PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 4 EAST, AND PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 4 EAST, ALL IN DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 4 EAST, DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00°47'52" EAST (ASSUMED BEARING) ON THE EAST LINE OF THE SAID SOUTHEAST QUARTER 2637.70 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°29'49" WEST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 2531.01 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15°11'14" WEST 135.53 FEET; THENCE SOUTH 89°34'05" WEST 141.82 FEET; THENCE NORTH 69°34'53" WEST 157.86 FEET TO A POINT ON THE CENTER LINE OF ALLSONVILLE ROAD (FORMERLY STATE ROAD #37A), SAID POINT BEING THE POINT OF CURVATURE OF A NONLANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 68°56'40" WEST 14323.94 FEET FROM THE POINT OF CURVATURE; THENCE NORTHEASTERLY ON SAID CENTER LINE AND CURVE AN ARC DISTANCE OF 285.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°54'54" EAST ON SAID CENTER LINE AND TANGENT TO SAID CURVE 57.51 FEET TO THE NORTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN DEED RECORD 163, PAGE 524 IN THE OMCE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, THENCE NORTH 89°34'05" EAST ON THE NORTH LINE OF SAID REAL ESTATE 272.79 FEET TO A LINE WHICH EXTENDS NORTH 15°11'14" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 15°11'14" WEST ON THE LAST DESCRIBED EXTENSION 255.31 FEET TO THE POINT OF BEGINNING.

1.06 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 21st day of December, 2015.

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

_____	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	_____

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2015, at _____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

Approved by: Chris Greisl, City Attorney
Prepared by: John Newton
13805 Allisonville Road
Fishers, Indiana 46038 (317) 663-8728

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: John Newton

