

2017058628 ORDI \$25.00
11/28/2017 03:56:12PM 6 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented



ORDINANCE NO. 101617B

Cross Reference:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA - 1980.
BE IT ORDAINED BY THE TOWN COUNCIL OF THE CITY OF FISHERS, INDIANA, THAT
THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES
- 1980, AS IS HEREBY AMENDED AS FOLLOWS:**

SECTION 1. DECLARATION

The text of the zoning ordinance of the City of Fishers, Hamilton County, Indiana, Ordinance No. 090506A and the Official Zoning Map, City of Fishers, Indiana, which accompanies and is part of the Zoning Code of the City of Fishers, Indiana, as amended, are hereby amended as outlined within this ordinance.

SECTION 2. PURPOSE AND INTENT

This ordinance acknowledges that the Saxony PUD exists at the time of approval of this ordinance. This ordinance is intended to amend and expand the language of the existing Saxony PUD regarding density and parking requirements and signage for mixed-use sports facilities. This ordinance shall effect no change to the existing Saxony PUD unless those changes are explicitly outlined within this ordinance.

SECTION 3. ZONING

The zoning classification of the subject property, the entire Saxony PUD area, legally described in what is attached hereto and incorporated herein referenced as Exhibit A (the "Real Estate"), shall remain PUD-M as previously approved by the City.

SECTION 4. DEVELOPMENT STANDARDS

This ordinance replaces the current Exhibit C, the Saxony Development Standards Matrix, and Exhibit D, the Saxony Thoroughfare Standards Matrix in the Saxony PUD with those included as Exhibit C and D to this ordinance. Nothing in this ordinance shall change or alter any of the already established development standards at the time of approval of this ordinance unless otherwise identified in this PUD ordinance.

SECTION 5. LAND USE

Nothing in this ordinance shall change or alter any of the already permitted land uses at the time of approval of this ordinance unless otherwise identified in this PUD ordinance.

SECTION 6. PROCEDURES AND APPROVALS

The Plan Commission of the City of Fishers has conducted a public hearing as required by law on the Application Docket No. PRT-1710-26 as filed by law in regard to the application for a text amendment to the Saxony PUD filed by Interstate Holdings LLC.

The Plan Commission at its November 1, 2017 meeting sent its favorable recommendation to the City of Fishers City Council (the "City Council") by a vote of 10 in favor and 0 opposed.

ORDINANCE NO. 101617B

Cross Reference:

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA – 1980. BE IT ORDAINED BY THE TOWN COUNCIL OF THE CITY OF FISHERS, INDIANA, THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 1980, AS IS HEREBY AMENDED AS FOLLOWS:

SECTION 1. DECLARATION

That the text of the zoning ordinance of the City of Fishers, Hamilton County, Indiana, Ordinance No. 090506A and the Official Zoning Map, City of Fishers, Indiana, which accompanies and is part of the Zoning Code of the City of Fishers, Indiana, as amended, are hereby amended as outlined within this ordinance.

SECTION 2. PURPOSE AND INTENT

This ordinance acknowledges that the Saxony PUD exists at the time of approval of this ordinance. This ordinance is intended to amend and expand the language of the existing Saxony PUD regarding density and parking requirements and signage for mixed-use sports facilities. This ordinance shall effect no change to the existing Saxony PUD unless those changes are explicitly outlined within this ordinance.

SECTION 3. ZONING

The zoning classification of the subject property, the entire Saxony PUD area, legally described in what is attached hereto and incorporated herein referenced as Exhibit A (the "Real Estate"), shall remain PUD-M as previously approved by the City.

SECTION 4. DEVELOPMENT STANDARDS

This ordinance replaces the current Exhibit C, the Saxony Development Standards Matrix, and Exhibit D, the Saxony Thoroughfare Standards Matrix in the Saxony PUD with those included as Exhibit C and D to this ordinance. Nothing in this ordinance shall change or alter any of the already established development standards at the time of approval of this ordinance unless otherwise identified in this PUD ordinance.

SECTION 5. LAND USE

Nothing in this ordinance shall change or alter any of the already permitted land uses at the time of approval of this ordinance unless otherwise identified in this PUD ordinance.

SECTION 6. PROCEDURES AND APPROVALS

The Plan Commission of the City of Fishers has conducted a public hearing as required by law on the Application Docket No. PRT-1710-26 as filed by law in regard to the application for a text amendment to the Saxony PUD filed by Interstate Holdings LLC.

The Plan Commission at its November 1, 2017 meeting sent its favorable recommendation to the City of Fishers City Council (the "City Council") by a vote of 10 in favor and 0 opposed.

Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Town Council of the City of Fishers on this 20th day of November, 2017.

Be it now ordained by the City Council of the City of Fishers, Hamilton County, Indiana meeting in regular session, that the Saxony PUD be hereby amended and this ordinance shall be in full force and effect from and after its passage and approval.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA** *Ord 101617B*

YAY

NAY

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of November, 2017, at 8:30 P m.

ATTEST: *Jennifer L. Kehl*
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness

Scott A. Fadness, Mayor

11/20/17

DATE



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

EXHIBIT C - pg.1

SAXONY DEVELOPMENT STANDARDS MATRIX (PUD-M)

DISTRICTS See attached Zoning District Map	DISTRICT DENSITY			SETBACKS AND RESTRICTIONS					Max Bldg Hgt.		
	District Acreage*	Permitted Land Use*	Dwelling Units (Max.)	Density	Open Space Chw/Park (Included in District Acreage)	Yard (Min.)	Side Yard (Min.) #	Lot Width (Single Family)		Single Family Min. S.F.	Multi-Family Lot Min. S.F.
A-1 Commercial Medical/Arts	± 88.1	C1, C2, C3, M1, M2	1562	NO MAX.	—	5' Building 5' Parking 0' Building & Parking (if abutting another Parking Lot)	0 (Common Wall Allowed) 0' Building & Parking (if abutting another Parking Lot)	40' (Min.) With Alley 50' Without Townhouse 20'	— 1,300 S.F. Single Story 1,600 S.F. Multi-Story Townhouse	1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	105'
A-2 Commercial Mixed Use	± 155.1	C1, C2, C3, R4, R5, M1, M2 ()	1562	Residential: No max. *** Commercial (2): No Max.	± 24.6	5' Building 5' Parking 0' Building & Parking (if abutting another Parking Lot) Townhouse 20'	0 (Common Wall Allowed) 0' Building & Parking (if abutting another Parking Lot) Single Family 20' Townhouse 0'	40' (Min.) With Alley 50' Without Townhouse 20'	1,300 S.F. Single Story 1,600 S.F. Multi-Story Townhouse	Studio 400 S.F. 1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	85'
B Retail/Business Mixed Use	± 66.5	C1, C2, C3, M2	***	Retail: 10,000 S.F. Per Acre If Office: 18,000 S.F. per acre Sports/Facility: No. Max Hotel: No. Max	± 10.4	10' Buildings 5' Parking 0' if abuts another parking lot	5' Building 5' Parking 0' if abuts another parking lot	40' (Min.) With Alley 50' Without Alley	1,300 S.F. Single Story 1,600 S.F. Multi-Story	Studio 500 S.F. 1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	Retail: 45' Office: 65' Sports/Facility: 65' Hotel: 110'
C Multi-Family Residential	± 13.1	R1, R2, R3, R4, R5, M1, M2 C1, C2	270	Office: 12,000 S.F./ Acre Max. Residential: No max. ***	—	Single Family (Individual Lot) 30' Multi-Family (Project) 25' #	Single Family (Individual Lot) 5' Multi-Family (Project) 15'	40' (Min.) With Alley 50' Without Alley	1,300 S.F. Single Story 1,600 S.F. Multi-Story	1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	45'
C1 Multi-Family Residential	± 13.4	R1, R2, R3, R4, R5, M1, M2 C1	68	Office: Use Only 12,000 S.F./ Acre Max. Residential: No max. ***	—	Single Family (Individual Lot) 20' Multi-Family (Project) 25' #	Single Family (Individual Lot) 5' Multi-Family (Project) 15'	40' (Min.) With Alley 50' Without Alley	1,300 S.F. Single Story 1,600 S.F. Multi-Story	1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	45'
D Neighborhood Center	± 5.8	C1, C2***, M1, M2	(+)	10,000 S.F. Per Acre	—	20' Building 5' Parking 0' if abuts another parking lot	0 (Common Wall Allowed)	—	—	Studio 500 S.F. 1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	45'
D Neighborhood Residential	± 96.6	R1, R2, R3, R4, R5	300	—	± 20.8	20' From Property Line or Centerline of Alley	5'	50' or Smaller up to 30% 51'-60' up to 40% 61' or Larger 30% Min.	1,300 S.F. Single Story 1,600 S.F. Multi-Story	—	45'
Over- all	TOTAL ACREAGE TOTAL S.F. PD		2000		± 55.8						

* Permitted Land Use
 ** For a more complete list of each Land Use Zoning Classification, refer to the Town of Fishers Unified Development Ordinance.
 *** See attached Zoning District Map for details.
 (1) Pedestrian-only streets shall be permitted and buildings shall be permitted to have frontage on such streets in lines of public or private roads.
 (2) District A-2 Mixed Use: Commercial Density shall include any combination of retail, office, restaurant, hotel, sports complex or related commercial/ service uses, as identified in "Permitted Land Use".
 (3) Up to 75 units can be transferred from other sub-zones to neighborhood centers as long as the total unit count remains the same. Residential units can be placed above ground-floor retail.
 (4) Individual retail units less than 10,000 S.F. only.
 # Up to 200 units can be transferred from other sub-zones to sub-area B as long as the total unit count remains the same.
 * Parking Space: Minimum density, see attached Zoning District Map. Minimum conditions will all building setbacks.
 # Does not apply to spacing between structures for projects with multiple buildings. Actual building setbacks distances shall be based upon construction type, materials, and State and Local Fire Codes.
 @ NOTE: ALL ACRES ARE APPROXIMATE AND MAY VARY WITH FINAL ENGINEERING.
 * Neighborhood center located on Pennington Road in District A2 is also subject to the zoning commitments attached. Commitment 4 to be recorded by Developer within 30 days of approval of this Ordinance.

SAXONY DEVELOPMENT STANDARDS MATRIX (PUD-M)

EXHIBIT C - PG.2

Town of Fishers, Indiana

11/20/17

DISTRICTS
See attached Zoning District Map

PARKING
Parking Lot Standards (except District D: Neighborhood Residential)

A-1	<p>Commerce Center Medical Arts</p>	<p>Commercial: Retail: 1 space per 250 s.f. gross floor area. Restaurant: 1 space per 75 s.f. gross floor area. Office (general & medical): 1 space per 333 s.f. gross floor area</p> <p>See shared parking text pg.15 of pattern book. P</p>
A-2	<p>Commerce Center Mixed Use</p>	<p>Commercial: Retail: 1 space per 250 s.f. gross floor area. Restaurant: 1 space per 100 s.f. gross floor area. Office (general & medical): 1 space per 333 s.f. gross floor area. Sports Facility: 20 spaces per field or court. Arena: 1 space per 4 seats, Hotel: 1 Space per employee & 1 space per unit</p> <p>Residential: Multifamily: 2 space per unit for 2 and 3 bedroom units One-Bedroom Unit or Studio: 1 space per unit Single Family: 2 off street spaces per unit Townhomes: 2 off-street spaces per residence</p> <p>See shared parking text pg.15 of pattern book. P</p>
B	<p>Retail/Business Mixed Use</p>	<p>Commercial: Retail: 1 space per 250 s.f. gross floor area. Restaurant: 1 space per 100 s.f. gross floor area. Office (general & medical): 1 space per 333 s.f. gross floor area. Sports Facility: 20 spaces per field or court. Hotel: 1 Space per employee on largest shift & 1 space per unit.</p> <p>Residential: Multifamily: 2 space per unit for 2 and 3 bedroom units One-Bedroom Unit or Studio: 1 space per unit Single Family: 2 off street spaces per unit Townhomes: 2 off-street spaces per residence</p> <p>See shared parking text pg.15 of pattern book. P</p>
C	<p>Multi-Family Residential</p>	<p>Residential: Multifamily: 2 space per unit for 2 and 3 bedroom units One-Bedroom Unit or Studio: 1 space per unit Single Family: 2 off street spaces per unit (including garage or carport) Townhomes: 2 off-street spaces per residence</p> <p>See shared parking text pg.15 of pattern book. P</p>
C1	<p>Multi-Family Residential</p>	<p>Residential: Multifamily: 2 space per unit for 2 and 3 bedroom units One-Bedroom Unit or Studio: 1 space per unit Single Family: 2 off street spaces per unit (including garage or carport)</p> <p>See shared parking text pg.15 of pattern book. P</p>
	<p>Neighborhood Center</p>	<p>Retail/ Commercial: One parking space for each 300 s.f. of gross floor area, but no less than three spaces per use. Residential: 1.5 spaces per unit multi-family, 2 off street spaces per unit for single family. Shared parking may be permitted.</p>
D	<p>Neighborhood Residential</p>	<p>2 off-street spaces per residence (Excluding Garage)</p>

The code provides specific permitted land uses, conditional uses, and development standards. The development standards formulated and approved specifically for this PUD shall take precedence over the existing development standards.

⊕ Town of Fishers may also give credit for on street parking. All lots should have cross easement parking agreements with neighbors when possible.

Shared Parking Reduction Factor: Uses within district A-1: Commerce Center Medical Arts, and A-2: Commerce Center Mixed Use may utilize the shared parking reduction factor per type of use as follows (see Development Patterns and Design Guidelines for additional information):

Use:	Retail	Restaurant	Office	All Other Commercial/Civic
Reduce Required parking by:	24%	19%	28%	25%

Within the Mixed-Use District, all required parking may be provided off-site. Off-site parking shall be located within the District or in an immediately adjoining district. The allowance of off-site parking is contingent on the submittal of a parking master plan for the districts affected and approval of the parking master plan by the Town of Fishers Development Department. Any user requesting to utilize off-site parking for its required parking shall demonstrate compliance with the approved parking master plan. The Town of Fishers may require any user to provide a portion of its required parking on-site.

SIGNAGE

District A-1, Medical Arts: See Ordinance No. 010509A

SECTION 1. PURPOSE AND INTENT

This Chart is intended to establish signage and advertising standards in the Saxony District which are:

1. Compatible with surroundings,
2. An enhancement to the district's visual environment,
3. Harmonious in color, material, and lighting with the building to which it relates,
4. Orderly, readable, and safe.

SECTION 2. DEFINITION (per Section 158 of the Town of Fishers Code)

1. Sign - Any identification, description, display or illustration which is affixed to, painted or represented directly or indirectly upon a building or other outdoor surface or parcel of land, and which directs attention to an object, product, place, activity, business, person, service or interest.

SECTION 3. CALCULATION OF SIGN AREA

1. Sign area is determined per each horizontal linear foot of building/tenant frontage allocated to each tenant.
2. The area of a sign shall include all lettering, signs, or symbols, together with the background whether open or enclosed, upon which they are displayed. The supporting framework is not included.
3. The sign area shall be considered to be the smallest regular shape encompassing all the letters and symbols (corporate and product logos).
4. And in case of illuminated awning signs, only translucent areas shall be included in the total area calculation. Non-illuminated awnings shall have copy calculated as above.

SECTION 4. SIGN REGULATION SUMMARY

Signs (including corporate symbols and logos) shall be permitted in the Saxony PUD Districts as summarized in the following tables as further regulated by the provisions of this section. THE FOLLOWING SIGNS (TABLE 1) SHALL BE PERMITTED IN DISTRICTS A-2 MIXED USE, AND D: NEIGHBORHOOD CENTER, AS DESIGNATED ON THE SAXONY PUD ZONING DISTRICT PLAN.

An aggregate sign area of two (2) square feet per one horizontal linear foot of building/tenant frontage up to the categorical maximums listed below. The aggregate sign area may be increased by 25 percent if signs are chosen from more than one (1) category in table 1 below and are deemed architecturally compatible with proposed signs for that tenant as determined by the Exit 10 PUD committee.

Table 1.	
Type	
Wall sign (1st floor)	1:1 ratio up to 150 sf per tenant frontage maximum
Wall sign (2nd floor and above) - mixed use with pedestrian entrance on frontage or open air balcony	1 sign at a .5:1 ratio up to 100 sf maximum per tenant frontage on second floor
Wall Sign (2nd floor and above) - office/retail without pedestrian entrance or frontage	Max. 2 signs per building at a 2:1 ratio up to 300 sf combined maximum, with no individual sign larger than 200 sf
	1:1 ratio up to 90 sf maximum per side per tenant frontage Maximum Height 18' Maximum Width 5' Minimum clearance from ground 8' 1 per tenant per street frontage
Projecting Sign**	SF of each side counted and deducted from the aggregate total allowed Maximum 2sf per side per tenant frontage Maximum Height 1' Minimum clearance from ground 8' 1 per tenant per street frontage
Pedestrian Blade Sign*	Deducted from the aggregate total
Awning, Canopy or Marquee signs	Deducted from the aggregate total
Artwork / murals associated with business activity	Deducted from the aggregate total

* See Figures 74 and 75 in Saxony Development Patterns and Design Guidelines (2013, as amended)

** Each sign face counts toward the aggregate sign total allowed for a tenant. No video or blinking is permitted. Each sign cannot exceed any of the requirements listed. A tenant's sign on the corner of a building negates the use of any projecting signs for that tenant on the adjacent frontages.

THE FOLLOWING SIGNS (TABLE 2) SHALL BE PERMITTED FOR ALL BUILDINGS IN DISTRICT B: RETAIL / BUSINESS, OFFICE AS IDENTIFIED ON THE DISTRICT ZONING PLAN.

An aggregate sign area of two (2) square feet per one horizontal linear foot of building/tenant frontage up to the categorical maximums listed below. The aggregate sign area may be increased by 25 percent if signs are chosen from more than one (1) category in Table 2 below (ground signs excluded) and are deemed architecturally compatible with proposed signs for that tenant as determined by the Exit 10 PUD committee. Tenants may choose to follow the C3 sign standards of Section 158.41 in the Town of Fishers Land Use Code but will not receive the increased percentage.

Table 2.	
Type	
Ground sign	32 square feet per face and 6 feet high maximum per lot
Wall sign (1st floor)	1.5:1 ratio up to 200 sf per tenant frontage maximum
Wall sign (2nd floor & above) - mixed use with pedestrian entrance on frontage or open air balcony	1 sign at a .5:1 ratio up to 100 sf maximum per tenant frontage on second floor
* Wall sign (2nd floor & above) - office/retail/hotel	2 signs per building at a 2:1 ratio up to 300 sf combined maximum with no individual sign larger than 200 sf
Projecting signs	16 sf maximum per face
Awning, Canopy or Marquee signs	Deducted from the aggregate total
Artwork / murals associated with business activity	Deducted from the aggregate total

* Hotels within District B shall place no signage, on the second floor or above, on a south facing elevation.

SECTION 5. ADDITIONAL PERMANENT PERMITTED SIGNS BY LAND USE ZONE AS IDENTIFIED ON THE DISTRICT ZONING PLAN.

1. A-2: Mixed Use, B: Retail/ Business Office, D: Neighborhood Center, D: Neighborhood Residential.
 1. Artwork, murals, and sculpted elements that do not refer to the commercial activity may be placed on a building or lot and shall be approved by the Exit 10 PUD Committee.
2. A-2: Mixed Use, B: Retail/ Business Office, C: Multi-Family Residential, C-1: Multifamily Residential, D: Neighborhood Center.
 - I. A sandwich board / A-frame type sign shall be allowed as follows:
 1. The area shall not exceed five (5) sq. ft. per face.
 2. The signboard shall be made of wood, chalkboard, or metal with handwritten or painted letters.
 3. The sign shall be established only during business hours.
 4. The sign shall not be placed in the right-of-way.
 - II. Building Directory signs identifying the occupants of a commercial building shall be mounted on a wall near the entrance and shall not exceed six (6) square feet.
 - III. Temporary signage including decorative banners, shall be limited per Exhibit F. The temporary signs shall be reviewed by the Exit 10 PUD Committee.
3. A-2: Mixed Use, B: Retail/ Business Office, C: Multi-Family Residential, C-1: Multifamily Residential, D: Neighborhood Center.
 1. Building Directory signs identifying the occupants of a commercial building shall be mounted on a wall near the entrance and shall not exceed six (6) square feet.
4. A-2: Mixed Use, B: Retail/ Business Office, D: Neighborhood Residential, D: Neighborhood Center.
 - I. Saxony District identification signs may be erected as follows:
 1. On Ohio Road, 131st Street and at other major entry points (e.g. Alston Drive at Ohio and Pennington Roads) into the Saxony District, one double-sided sign not exceeding 32 square feet or 6 feet in height, or two single-sided signs not exceeding 32 square feet each or 6 feet in height may be placed on each side of entry.
 2. One sign within 75 feet of the limited access right-of-way of I-69 and S.R. 238 that shall not exceed fifteen (15) feet in height and 75 square feet.
5. All Districts
 1. Directional (Wayfinding) signs - Non-illuminated signs displayed strictly for the direction, safety or convenience of the public, including signs which identify restrooms, telephone booths, parks, parking area entrances, service entrances, shopping / entertainment districts shall be allowed upon presentation and approval by Fishers Town Council.

SECTION 6.

For any sign standards not defined in this ordinance, refer to requirements of section 158 of the Town of Fishers Land Use Code of Ordinances.

SECTION 7. REVIEW PROCEDURES

1. In addition to complying with these regulations and prior to installation, all signs, banners, kiosks, and similar signs shall be reviewed and approved by the Exit 10 PUD committee.
2. All permanent signs described in this Ordinance or Section 158 of the Town of Fishers Land Use Code, exceeding four (4) square feet, shall require the issuance of a permanent sign permit before public display.

SAXONY THOROUGHFARE STANDARDS MATRIX

(PUD -M)

CITY OF Fishers, Indiana

EXHIBIT D

Prepared for: Republic Development Corp.
Land Planning: Bird Hawk - A Division of ORR

11/20/17

Street	District	R.O.W.	Street Width (10) (Back to Back)	Curb Type	Parking Lanes	Tree Lawn (5,6,7,9) Min.	Sidewalk (9) Min. in R.O.W.	Front Yard Setback (min setback noted)	Street Tree Spacing (7)
136th Street	District A: Medical Arts District A-2: Mixed Use District B: Retail/ Business, Office	70' 70' 70'	40' 40' 40'	Chairback Chairback Chairback	Both Sides Both Sides Both Sides	8' 8' 8'	5' 5' 5'	0' Building, 5' Parking 0' Building, 5' Parking 10' Building, 5' Parking	40' - 60' o.c. 40' - 60' o.c. 40' - 60' o.c.
134th Street	District A-2: Mixed Use	70'	40'	Chairback	Both Sides (west of Overview Dr.) None (east of Overview Dr.)	8'	5'	Residential 0' Building, 5' Parking Residential and Office: 0' Building, 5' Parking	40' - 60' o.c.
131st Street	District A-2: Mixed Use	100'	23'-6" each side	Chairback (3)	Each outside lane (1,2)	8'	5'	15' Building, 15' Parking	40' o.c.
Talbluck Street (within 650' of Minden Drive)	District A-1: Medical Arts	65'	39'	Chairback	none	8'	5'	0' Building, 5' Parking	40' - 60' o.c.
Talbluck Street (550' west of Minden Drive)	District A-1: Medical Arts	53'	27'	Chairback	none	8'	5' (North-side only)	0' Building, 5' Parking	40' - 60' o.c.
Erden Drive	District A-2: Mixed Use	70'	39'	Chairback	Both Sides	8'	5'	0' Building, 5' Parking	40' - 60' o.c.
Erden Drive Retail Drive	District A-2: Mixed Use	65'	39' (40' Within 150' of 11st Street)	Chairback	Both Sides	8'	5'	0' Building, 5' Parking	40' - 60' o.c.
Pennington Road	District A-2: Mixed Use	60'	34'	Chairback	One Side	8'	5'	Residential: 10' Building, 10' Parking	40' - 60' o.c.
Saxony Blvd East West (North of 134th)	District A-2: Mixed Use	65'	32'	Chairback	One Side - opposite of park	8'	5'	0' Building, 5' Parking	40' - 60' o.c.
Saxony Blvd East West (South of 134th)	District A-2: Mixed Use	65'	39'	Chairback	Both sides	8'	5'	Residential: 10' Building, 10' Parking	40' - 60' o.c.
Saxony Blvd. (South of 134th Street)	District A-2: Mixed Use	Existing	Existing	Chairback	none	8'	5'	25' Building, 25' Parking	Varies
Olio Road	District A-1: Medical Arts	Existing	Existing	Chairback	none	8'	5'	0' Building, 5' Parking	40' - 60' o.c.
Minden Drive, Dorster Street	District A-1: Medical Arts	65'	39'	Chairback	Both Sides	8'	5'	Residential: 0' Building, 5' Parking	40' o.c.
Overseas Drive (private)	District A-2: Mixed Use	62' (4)	24'	Chairback	none	8'	5'	10' Building, 10' Parking	40' o.c.
Tanner Way, Elmer Way	District C: Multi-Family Residential	50'	26'	Roll	One Side	7'	5'	15' Building, 15' Parking	40' o.c.
Alley (private)	All Districts	20' (4)	20'	none	none	none	none	N/A	none
Pennington Road	District D: Neighborhood Center	65'	36' (40' Within 150' of 131st Street)	Chairback	East Side Only	8'	5'	15' Building	40' - 60' o.c.
Saxony Blvd.	District D: Neighborhood Residential	52'	30'	Chairback	none	8'	5'	15' Building	40' o.c.
Olio Road	District D: Neighborhood Residential	Existing	existing	Chairback	One Side	7'	5'	15' Building	40' o.c.
Street 'A'	District D: Neighborhood Residential	60'	30'	Roll	Not Routed	10'	5'	25' Building, 25' Parking	40' o.c.
Coast Way	District D: Neighborhood Residential	50'	26'	Roll	One Side	7'	5'	15' Building	40' o.c.
131st Street	District C: Multifamily Residential	100'	23'-6" Each Side	Chairback (3)	Each outside lane (2)	10'	5'	15' Building, 15' Parking	40' o.c.
	District C-1: Multifamily Residential	100'	23'-6" Each Side	Chairback (3)	Each outside lane (2)	10'	5'	15' Building, 15' Parking	40' o.c.
	District D: Neighborhood Residential	100'	23'-6" Each Side	Chairback (3)	Each outside lane (2)	10'	5'	15' Building, 15' Parking	40' o.c.
	District D: Neighborhood Center	100'	23'-6" Each Side	Chairback (3)	Each outside lane (1,2)	10'	5'	15' Building, 15' Parking	40' - 60' o.c.
Overseas Drive	District D: Neighborhood Residential	50'	30'	Roll	One Side	10'	5'	15' Building, 15' Parking	40' o.c.
Dorster Street, Erden Street, Whitton Drive North & South, Wehaves Ave., Walbeck East	District D: Neighborhood Residential	50'	26'	Roll	One Side	7'	5'	15' Building	40' o.c.
Erden Drive, Decade Court, Walbeck Drive	All Districts	20' (4)	20'	none	none	none	none	N/A	none
Alley (private)	All Districts	20' (4)	20'	none	none	none	none	N/A	none

Notes:

- A: Developer may choose to keep any individual street private.
- B: Streets shown as Public may be kept Private in which case design criteria may change.
- C: Street runs road not block vision clearance triangles or traffic control signs at intersections.
- D: City has the right to remedy any obstructions.
- E: MUTCD signs and other traffic control devices shall be installed by the developer and maintained by the City. If other signs are used the applicable specification or manual will be responsible for maintenance.
- F: R.O.W. Width and Street Widths may be reduced, provided the secondary plot process as agreed to by Developer and City's Director of Engineering.
- G: Once final entrance locations are established for access into District B, Developer shall grant a 2' limited-access easement immediately adjacent to Developer's control, a 2' limited-access easement immediately adjacent to Olio Road right of way and Southeastern Parkway right of way.

Footnotes:

- 1. Angled parking may be provided in lieu of parallel parking 22.5' parking lane width dimension and 20' length of parking space or other such dimension as City staff may require. When angled parking is provided, the Front Yard Building Setback shall be reduced to 0'.
- 2. Parking lane changes required as a result of traffic changes shall be approved by the City Council.
- 3. Straight curbs form the median.
- 4. Ingress / Egress easement.
- 5. Tree laws can be paved in commercial districts may be reduced when tree lawn is removed or paved as long as minimum width equals or exceeds 50'.
- 6. R.O.W. width in commercial districts may be reduced when tree lawn is removed or paved as long as minimum width equals or exceeds 50'.
- 7. Street tree spacing and locations may vary or be eliminated as required in urban retail plazas.
- 8. Setbacks measured from back of curb on private streets.
- 9. Tree laws and sidewalks are not required adjacent to common areas and parks if other pathways provide connectivity through the area.
- 10. If alley home product is planned in the future, then street width minimum shall be increased to 32 feet back to back with parking on both sides.