

**SHAMROCK
ORDINANCE NO. 070102A**

AN ORDINANCE AMENDING THE ZONING
ORDINANCE OF FISHERS, INDIANA - 1980.

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 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 following described real estate is hereby zoned as PUD-C also to be further defined as the Shamrock PUD-C.

SEE "EXHIBIT A" ATTACHED HERETO.

SECTION 2. PURPOSE AND INTENT

The purpose and intent of tile Shamrock PUD-C Is to provide an innovative professional office development which promotes creativity and flexibility in the development of the 1.4 acre site located on the west side of Olio Road north of 118th Street in a manner compatible with the adjacent school use and nearby residential uses through the adoption of development standards including standards addressing architectural design and materials, landscaping, parking and open space.

SECTION 3. LAND USE

All uses of the C1 zoning classification are permitted.

SECTION 4. STANDARDS

A. Bulk and density standards

(1) Building setbacks

Front	90 feet
North Side	30 feet provided that up to 20 feet of this area may include landscaped areas located on the school's adjacent property.
South Side	5 feet
Rear	50 feet provided that up to 25 feet of this area may include landscaped areas located on the school's adjacent property.

(2) Buffer to school property

The rear and north side property landscape buffers shall incorporate the existing trees and shall also include a combination of six trees and ten shrubs per 100 lineal feet.

(3) Lot coverage

Lot coverage shall not exceed 75 percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in a open space requirement of 25 percent of the land area. The maximum square footage for buildings shall not exceed 13,000 square feet.

(4) Building height

Buildings are restricted to 35 feet maximum height or a maximum of two stories (Pitched roofs are measured at the mid-point.).

(5) Parking standards

a. Parking ratios

Minimum of one space for every 225 net usable square footage. Maximum of one space for every 200 square feet.

b. Landscaping

Parking lot landscaping on the interior shall be required at a minimum of five percent of the total parking area and shall be part of the landscaping plan reviewed by the PUD Committee. The plan also shall include at least five shrubs located near the dumpster and two trees located near the north east corner of the property. The interior parking lot landscaping is calculated as part of the 25 percent open space lot coverage area requirement.

B. Architectural standards

(1) All structures within an individual PUD area shall be constructed with similar design, materials and compatible architecture.

(2) All buildings shall screen all mechanical equipment including that which is mounted to the roof and/or ground.

(3) The exterior of all buildings adjacent to residentially zoned areas or occupied shall consist of a brick, masonry or stone facade or stucco materials with masonry surface and appearance.

(4) Facades that have greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least two percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.

(5) Building facades shall include a repeating pattern that includes no less than three of the following elements:

- a. Color change;
- b. Texture change;
- c. Material module change;
- d. An expression of architectural or structural bays through a change in plane no less than 12 inches in width, such as an offset, reveal or projecting rib.

(6) Roof architecture

a. Roofs shall have some combination of the following features:

1. All roof areas shall restrict rooftop equipment such as HVAC units from public view. The average height of such roof area shall not exceed 15 percent of the height of the supporting wall and such parapets shall not at any point exceed 1/3 of the height of the supporting wall. Such roof features shall contain three dimensional cornice treatment;

supporting walls;

2. Overhanging eaves, extending no less than three feet past the

3. Three or more roof slope planes;

- b. Office uses must have pitched roofs to be more residential in character.

- c. No more than 50 percent of the roof shall be flat unless the roof has an architectural addition. Flat roofs shall have architectural significance, such as different sections of flat roofs so the roof can be given articulation with different heights. The look of the building shall therefore be softened by the feel of the facade.

(7) Materials and colors

- a. Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, limestone, other native stone and tinted/textured concrete masonry units.

- b. Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.

- c. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.

- d. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.

(8) Entryways

All building facades which are visible from adjoining properties and/or public streets shall comply with the requirements of items 1. through 9.:

1. Canopies or porticos;

2. Overhangs;

3. Recesses/projections;

4. Arcades;

5. Raised corniced parapets over the door;

6. Peaked roof forms;

7. Arches;

8. Architectural details such as tile work and moldings which are integrated into the building structure and design;

9. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

(9) Pedestrian circulation

- a. Sidewalks shall be a minimum of five feet in width, however, where applicable, they shall be eight feet asphalt in conjunction with the Town Parks Plan and to integrate with neighborhoods. Sidewalks shall be provided along all sides of the lot that abut a public street.

- b. Sidewalks, no less than six feet in width, and a planting area, no less than five feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.

- c. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

(10) Trash removal, compaction, service vehicles, deliveries, parking lot sweepers, etc. shall not be permitted between the hours of 12:00 midnight and 6:00 a.m. with the exception of snow removal.

C. Signage

(1) All wall signage shall be reverse channel letter neon.

(2) All other signage requirements shall be in conformance with Chapter 158 of the Fishers sign code.

(3) Ground signs shall be architecturally compatible.

D. Lighting

(1) Lighting shall be limited to 0.5-foot candles at the property line. This requirement is exempt when adjacent to public right-of-way.

(2) There shall be no greater than a 20 to 1 ratio of lighting with a ten-foot candle maximum on site

(3) Light poles shall be limited to 30 feet in height.

(4) Light fixtures shall be decorative along the entrance drives and along public rights-of-way approved as part of the overall architecture, but overall site illumination into the atmosphere shall be restricted through the use of shields on the fixture to include a horizontal lamp and no more than a 180-degree angle of light.

E. Landscaping

(1) All landscaping not defined in this ordinance shall be required as Section 151.072 Screening and Planting of Fishers Code of Ordinances.

(2) A 25-foot landscaping area shall be required between any adjacent street that is exclusive of driveways and parking areas. An entrance drive may cross this area at a 90-degree angle.

(3) One street tree is required every 50 feet along any adjacent street and can be placed within the 25-foot landscaping area.

(4) Any portion of the perimeter yards that is adjacent to a street shall be landscaped with a buffer screen of either a wall or fence of ornamental, block, brick, solid wood fencing or a compact hedge of evergreen and deciduous shrubs, at least 36 inches at time of planting or combination thereof. Said wall, fence or hedge shall be at least 36 inches in height and shall be so constructed to such minimum height to restrict any view there through.

F. Accessory uses

Dumpster and trash compactors shall be gated and enclosed by a masonry and brick enclosure designed to match the office building.

G. Other requirements

Any other requirements not specified by this PUD Ordinance shall be subject to Chapter 151.073, C1 Commercial District.

SECTION 5. PROCEDURES

A. 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.

B. Following approval of PUD zoning, the developer shall meet with the PUD Committee for preliminary architectural review. PUD Committee design recommendation shall be required for Plan Commission review of the (detailed) development plan. Each individual parcel, building, when filing for an improvement location permit, shall submit architectural design plans for the PUD Committee review and approval prior to the issuing of a structural building permit.

C. All architectural approvals shall be approved by an Architectural Review Committee made up of the members of the PUD Committee, one resident of the Town appointed from the Town Council and one architect as appointed by the Town Council. The PUD Committee shall have architectural discretion and flexibility over design requirements.

D. A fee for PUD architectural review shall be established as no less than \$200 and may be amended as part of the Town Fee Structure Ordinance.

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 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 /s/ Timothy O. Lima,
Vice President

_____ 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

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, Esq.
Church, Church, Hittle and Antrim
Town Attorney

Exhibit "A"
Clark property
11877 Olio Road

A part of the Northeast Quarter of the Southeast Quarter of Section 35, Township 18 North, Range 5 East in Fall Creek Township, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at a point on the East line of the Northeast Quarter of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, said point being a distance of 110.00 feet North of the Southeast Corner thereof; thence West and parallel to the South line of said Quarter Quarter a distance of 250.00 feet to a point; thence North. and parallel to the East line of said Quarter Quarter a distance of 284.58 feet to a point; thence East and parallel to the North line of said Quarter Quarter a distance of 130.00 feet to a point; thence North and parallel to the East line of said Quarter Quarter a distance of 16.00 feet to a point; then East and parallel to the North line of said Quarter Quarter a distance of 120.00 feet to a point on the East line of said Quarter Quarter, said point also being 925.20 feet South of the Northeast corner of said Quarter Quarter; thence South on and along said East line a distance of 302.10 feet to a point, said point being tire place of beginning and containing 1.682 acres.

Subject to all easements, restrictions and rights-of-way of record.

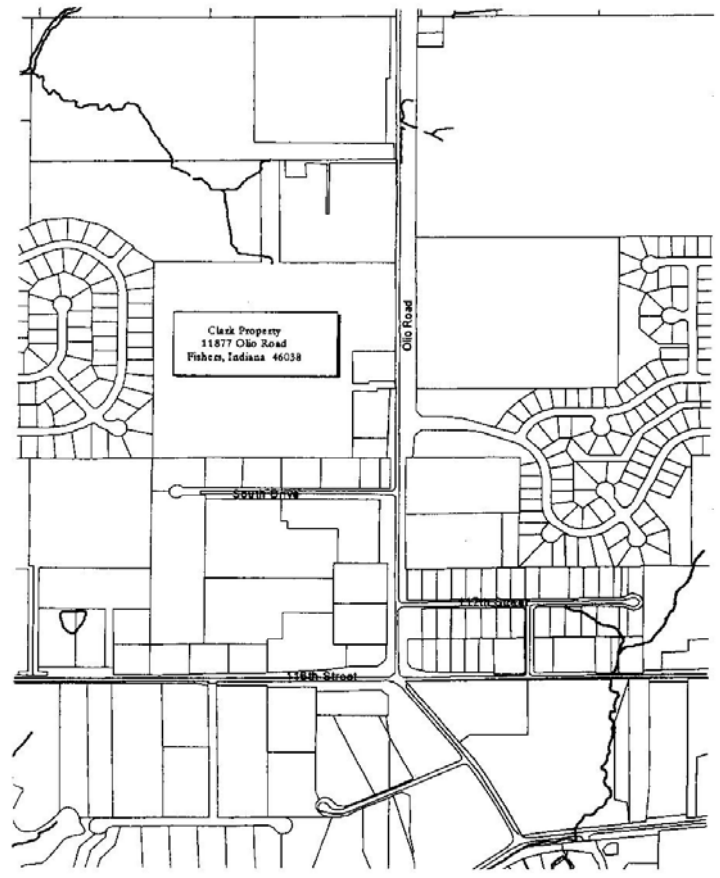
ALSO: The entire width of the rights-of-way of Olio Road that is contiguous to the real estate described hereinabove.

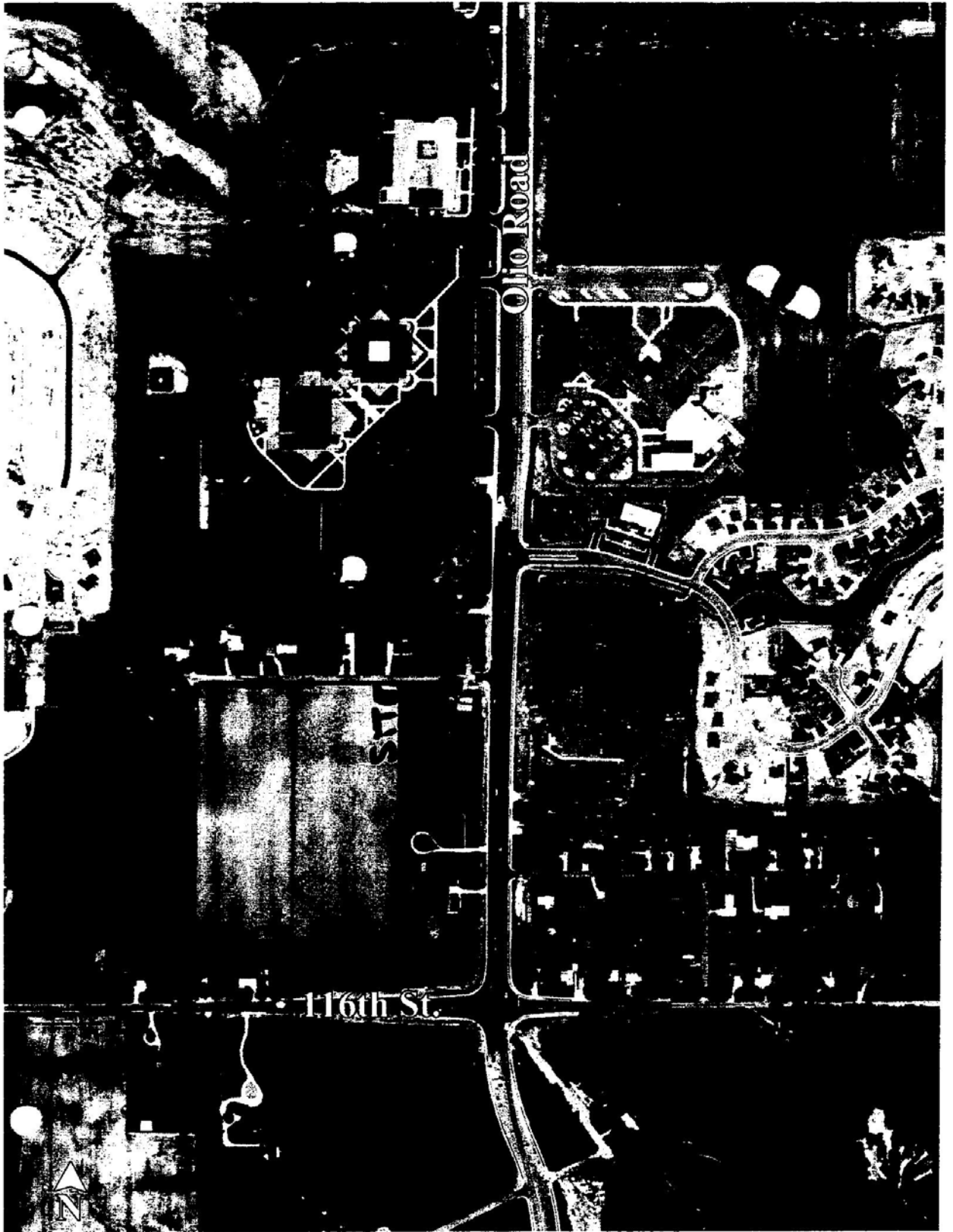
Ord # ~~070102B~~
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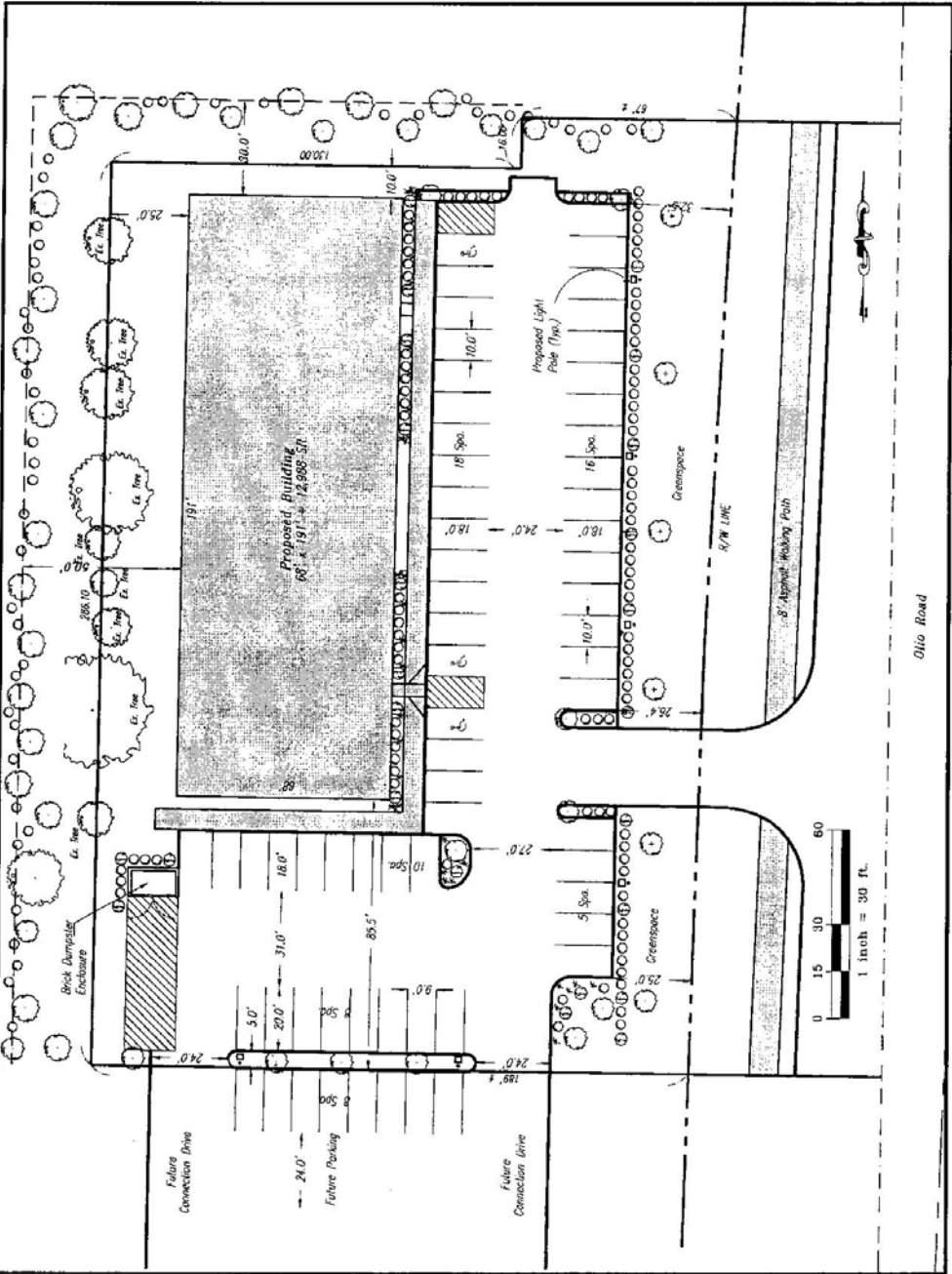
Town of Fishers

Annexation and Initial Zoning, 5-IZ-02
Clark Property
Proposed Zoning: PUD-C





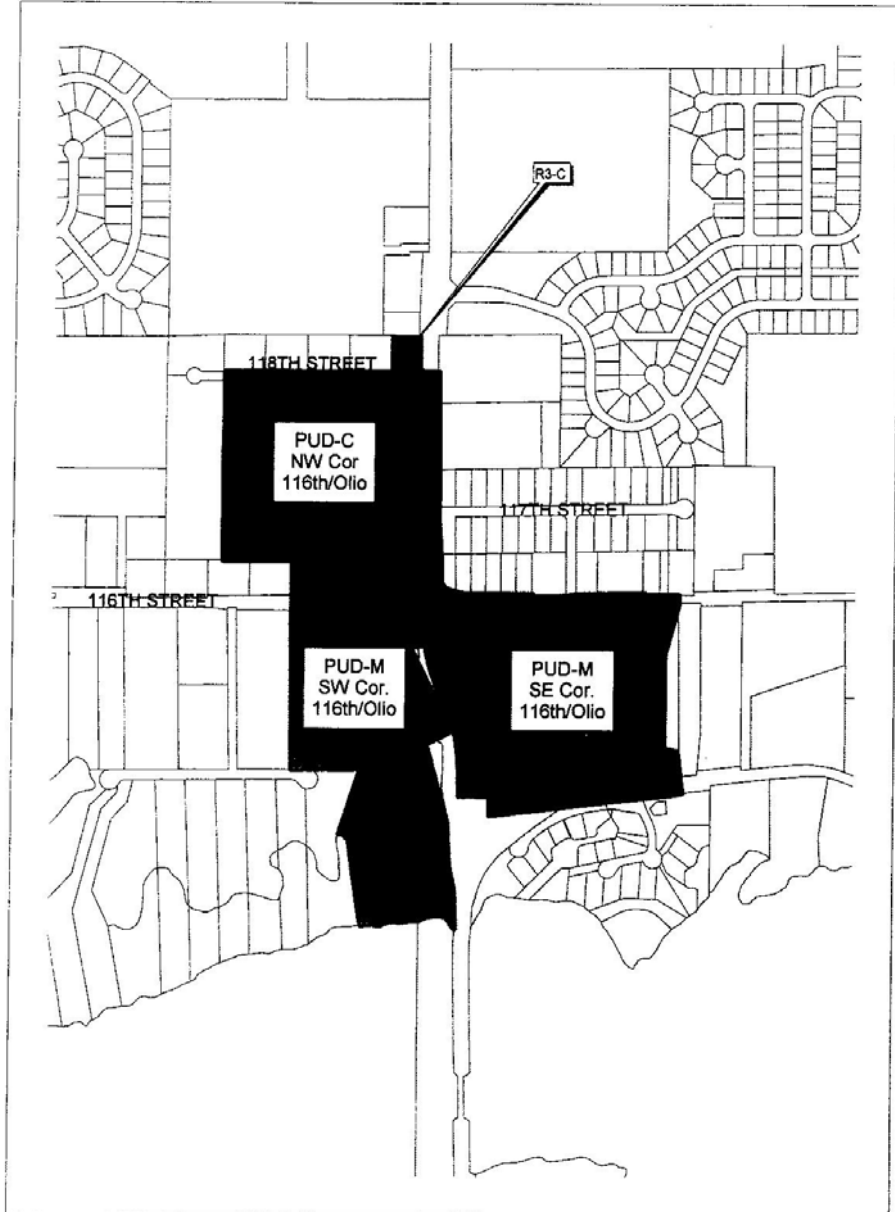
<p>Olio Road Professional Building 12000 Olio Road Fishers, Indiana</p>							
<p>October 1st, 2002</p>							
<p>Benchmark Surveying, Inc. 9653 Crosspoint Blvd., Suite 110 Indianapolis, IN 46256 Ph. 317-841-1506 Fax 317-841-1507 twilliams@indybenchmark.com</p>							
<p>SHAMROCK BUILDERS</p>							
<p>General Notes:</p> <table border="0"> <tr> <td>Area</td> <td>Square Feet</td> <td>Percentage</td> </tr> <tr> <td>Total Green Space</td> <td>18,140</td> <td>31%</td> </tr> </table>		Area	Square Feet	Percentage	Total Green Space	18,140	31%
Area	Square Feet	Percentage					
Total Green Space	18,140	31%					
<p>○ Typical Tree - Specimen to be Approved ○ Typical Shrub - Specimen to be Approved ⊕ Typical Shrub - Specimen to be Approved</p>							
<p>1. Existing vegetation is noted. All other vegetation is proposed. 2. North and west property lines shall be screened with a minimum of 6 trees and 10 shrubs per 150 feet of property line.</p>							
<p align="center">BENCHMARK SURVEYING, INC.</p>							
<p>Project : Olio Road Sheet No. : 1 of 1</p>							





Town of Fishers
 Development Department
 One Municipal Drive
 Fishers, Indiana 46038
 www.fishers.in.us
 September, 2002

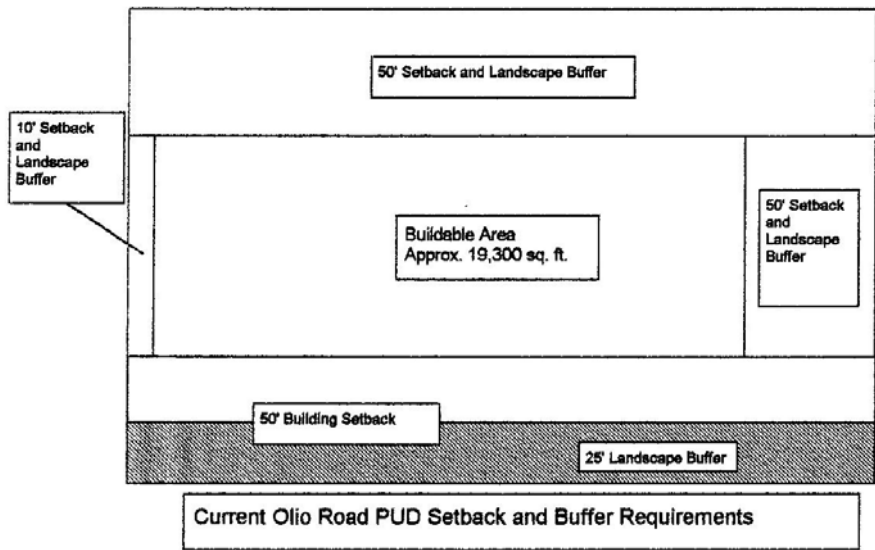
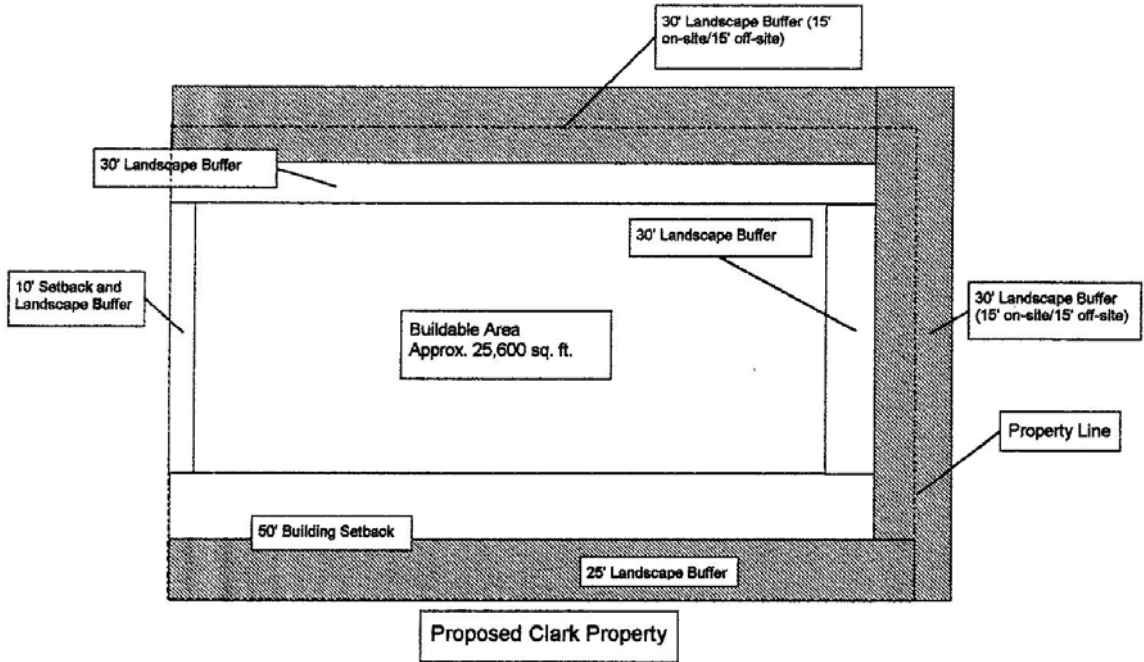
Map showing portions of 116th Street and
 Olio Road, Fishers, Indiana.



NOT TO SCALE

Parcel Lines based on data from Hamilton
 County, Indiana Information Services, August, 2002.
 This map is for display only and is not to be
 considered accurate for legal purposes.

"A"



"B"

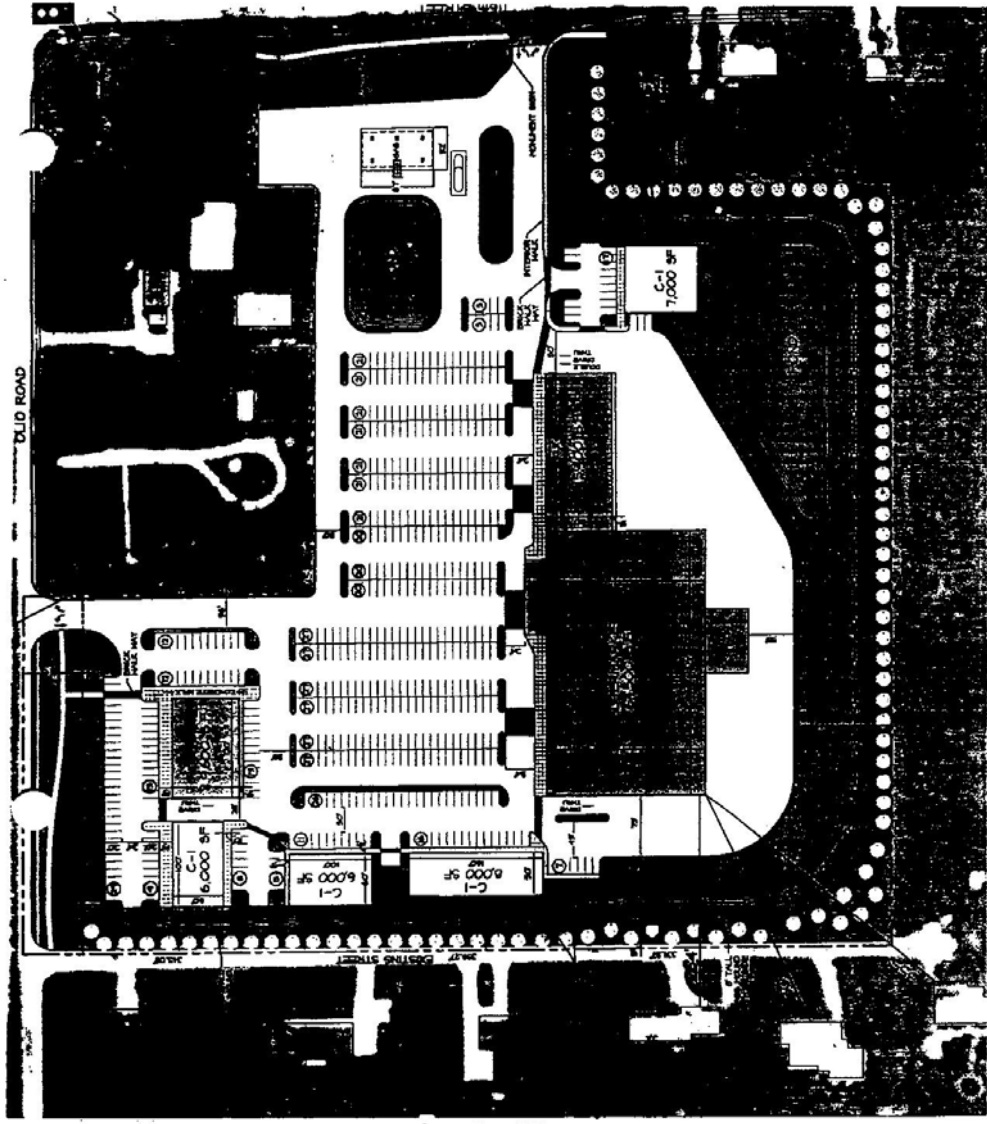


Exhibit "C"

116th and Olio PUD-C

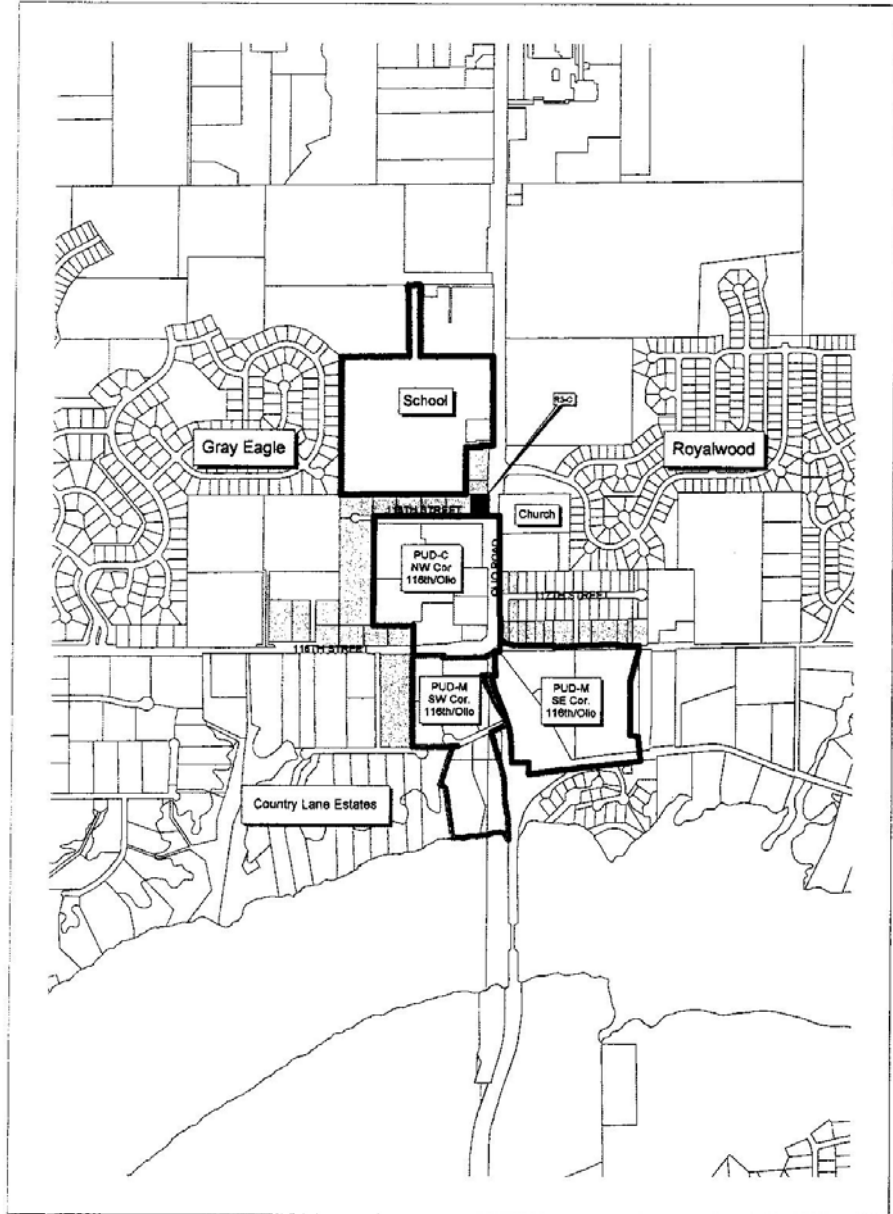
Highlighted areas show C1 uses.

"C"



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Map showing portions of 116th Street and Olio Road, Fishers, Indiana.



NOT TO SCALE

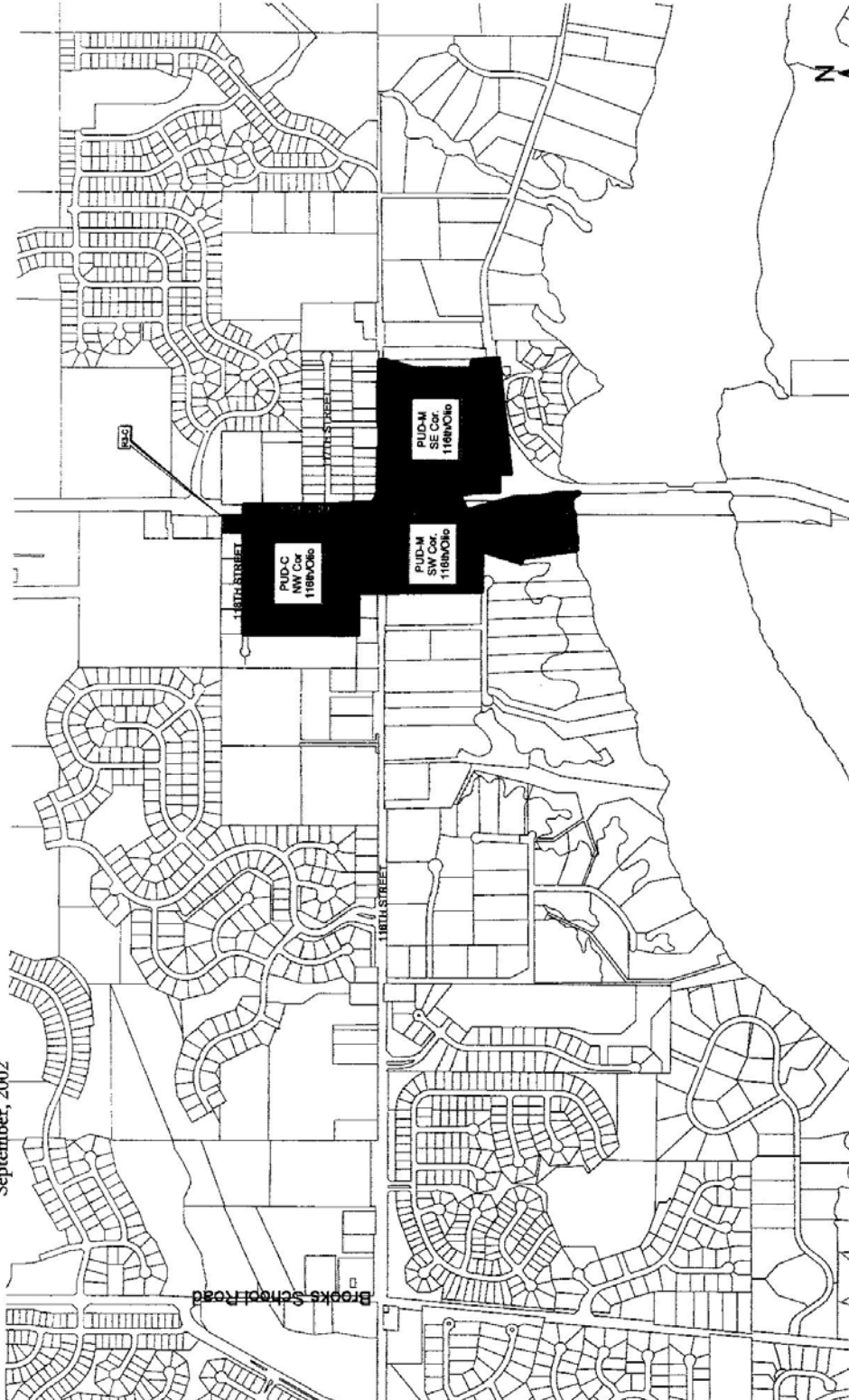
Parcel Lines based on data from Hamilton
 County, Indiana Information Services, August, 2002.
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"D"

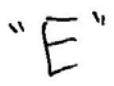
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116th Street from Brooks School Road to Geist Overlook Subdivision



Parcel Lines based on data from Hamilton
County, Indiana Information Services, August, 2002.
This map is for display only and is not to be
considered accurate for legal purposes.



1" = 100' TO SCALE

Approximately 1.4 Acres



SCALE: 1" = 50'

Approximately 1.4 Acres



"F"