

**ORDINANCE NO. 010614A**

**AN ORDINANCE TO AMEND THE  
UNIFIED DEVELOPMENT ORDINANCE OF THE  
TOWN OF FISHERS, HAMILTON COUNTY, INDIANA – 2006.**

This is an ordinance to amend the text of the Southeast Fishers Planned Unit Development Ordinance No. 100305E and Ordinance No. 061807 (collectively, the “Area B-2 Standards”) with respect to the real estate legally described in the attached Exhibit A (the “Mill Ridge Farms Real Estate”), previously enacted by the Town of Fishers pursuant to its authority under the laws of the State of Indiana, IC 36-7-4 *et seq.*, as amended.

**WHEREAS**, the Plan Commission of the Town of Fishers has conducted a public hearing on Docket No. 16-TA-13 as required by law in regard to the application filed by Gen2 Holdings, LLC (the “Developer”) to amend the Area B-2 Standards; and

**WHEREAS**, the Plan Commission at its January 14, 2014 meeting sent a favorable recommendation to the Town of Fishers Town Council by a vote of 8 in favor, and 0 opposed;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Fishers, Hamilton County, Indiana, meeting in regular session, that the Area B-2 Standards are hereby amended as follows:

**SECTION 1.** The concept plan for Area B-2 is hereby replaced by the concept plan attached hereto as Exhibit B.

**SECTION 2.** The “Development Standards Matrix,” as set forth in Exhibit H of the Area B-2 Standards is hereby replaced, with respect only to the Mill Ridge Farms Real Estate, by the Development Standards Matrix attached hereto as Exhibit C.

**SECTION 3.** All other provisions of the Area B-2 Standards shall remain in effect with the adoption of this ordinance. All provisions of the Area B-2 Standards that conflict with the

provisions of this ordinance are hereby rescinded as applied to the Mill Ridge Farms Real Estate and shall be superseded by the terms of this ordinance.

**SECTION 4.** This ordinance shall be in full force and effect from and after its passage by the Town Council and after the occurrence of all other actions required by law. All provisions or parts thereof in conflict herewith are hereby repealed.

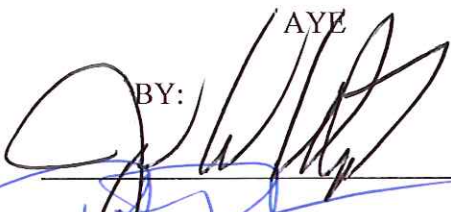
ADOPTED BY THE Town Council of the Town of Fishers, Indiana on this 3<sup>rd</sup> day of Feb, 2014.

THE TOWN COUNCIL OF THE TOWN OF FISHERS,  
HAMILTON COUNTY, INDIANA

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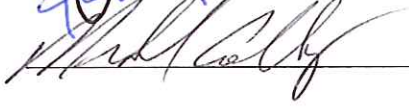
BY:



John W. Weingardt, \_\_\_\_\_  
President

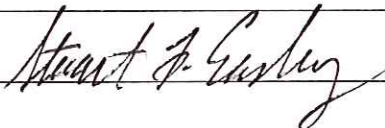


C. Pete Peterson, \_\_\_\_\_  
Vice President



Michael Colby, \_\_\_\_\_  
Member

Rence Cox, \_\_\_\_\_  
Member



Stuart F. Easley, \_\_\_\_\_  
Member

Scott A. Faultless, \_\_\_\_\_  
Member



David C. George, \_\_\_\_\_  
Member

ATTEST:



DATE: 2/3/14

Linda Gaye Cordell, Clerk-Treasurer,  
The Town of Fishers, Indiana

Ordinance No. ~~071513B~~ 010614A

Approved by: Douglas D. Church, Esq., Church, Church, Hittle and Antrim. Town Attorney

Prepared by: Steven D. Hardin, Esq.

Faegre Baker Daniels, LLP, 600 East 96<sup>th</sup> Street, Suite 600  
Indianapolis, Indiana 46240. (317) 569-9600.

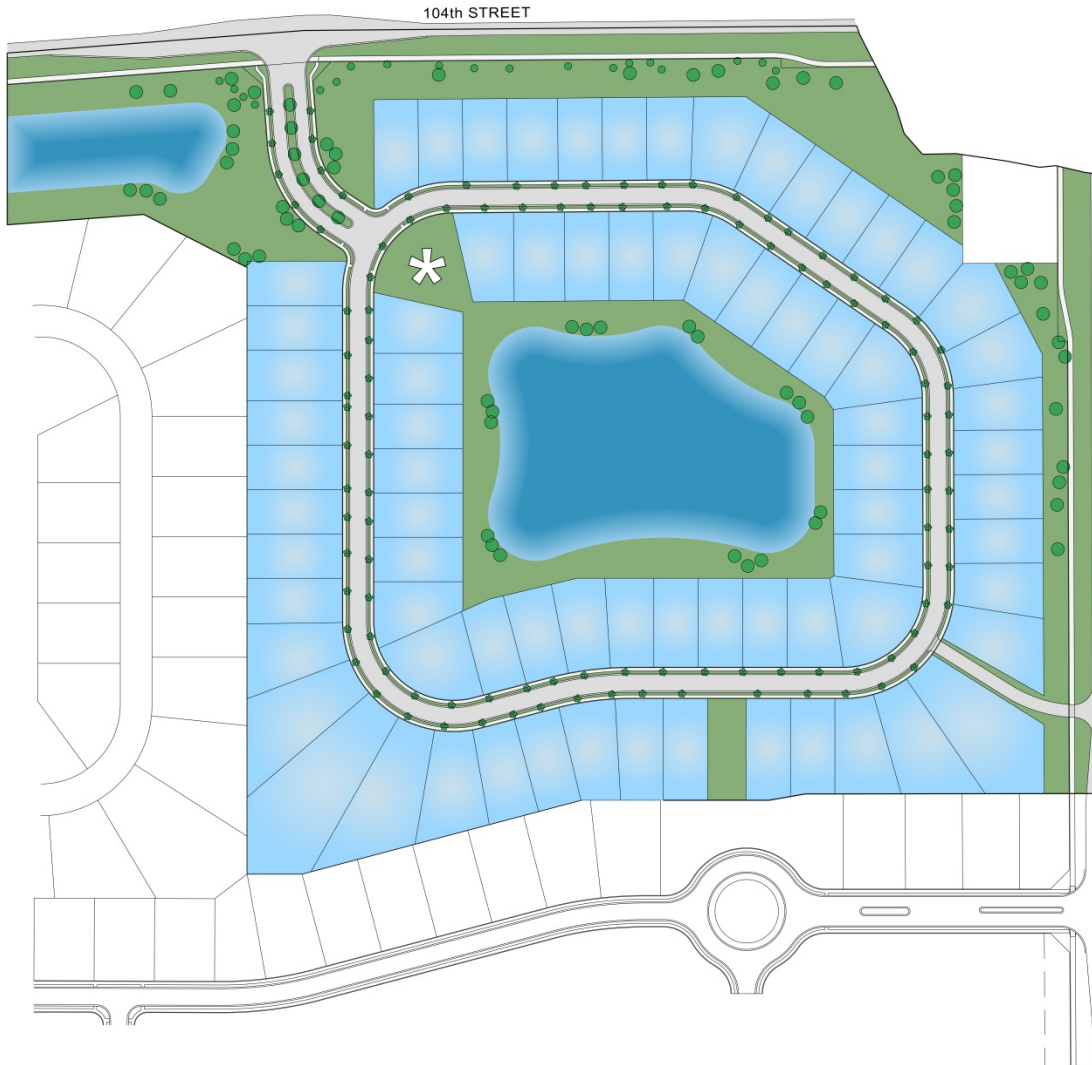
## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A part of the Northwest quarter of Section 7 and a part of the Northeast quarter of Section 12, Township 17 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 7; thence North 89 degrees 31 minutes 32 seconds East 870.91 feet; thence South 18 degrees 24 minutes 44 seconds East 13.58 feet; thence South 26 degrees 59 minutes 13 seconds East 97.11 feet; thence South 25 degrees 30 minutes 40 seconds East 30.95 feet; thence South 17 degrees 16 minutes 12 seconds East 44.25 feet; thence South 41 degrees 17 minutes 48 seconds East 43.62 feet; thence North 88 degrees 56 minutes 37 seconds East 53.06 feet; thence South 81 degrees 37 minutes 56 seconds East 80.01 feet; thence South 79 degrees 16 minutes 02 seconds East 53.40 feet; thence North 84 degrees 02 minutes 38 seconds East 25.58 feet; thence South 76 degrees 54 minutes 31 seconds East 46.47 feet; thence South 82 degrees 13 minutes 41 seconds East 22.13 feet; thence South 00 degrees 13 minutes 41 seconds East 38.95 feet; thence North 89 degrees 59 minutes 38 seconds West 215.00 feet; thence South 00 degrees 13 minutes 29 seconds East 101.61 feet; thence North 89 degrees 53 minutes 06 seconds East 51.15 feet; thence South 27 degrees 38 minutes 24 seconds East 64.35 feet; thence North 89 degrees 52 minutes 58 seconds East 134.22 feet; thence South 00 degrees 13 minutes 35 seconds East 779.31 feet; thence South 89 degrees 56 minutes 08 seconds West 465.58 feet; thence South 80 degrees 09 minutes 06 seconds West 58.47 feet; thence South 90 degrees 00 minutes 00 seconds West 296.39 feet; thence South 75 degrees 11 minutes 40 seconds West 454.74 feet; thence South 90 degrees 00 minutes 00 seconds West 86.64 feet; thence North 00 degrees 00 minutes 00 seconds East 956.12 feet; thence North 62 degrees 48 minutes 58 seconds West 183.20 feet; thence South 85 degrees 39 minutes 21 seconds West 215.92 feet; thence North 04 degrees 13 minutes 54 seconds West 270.00 feet; thence North 85 degrees 39 minutes 21 seconds East 489.80 feet to the place of beginning, containing 38.535 acres, more or less.

**EXHIBIT B  
CONCEPT PLAN**



  
**BROOKS PARK**  
*Country Homes in a Park Setting*

## EXHIBIT C

### DEVELOPMENT STANDARDS MATRIX

Area	B-2
Land Use	Active-Adult Detached
Acreage	38.535
Max. Number of Lots <sup>1</sup>	75
Maximum Density	1.95
Min. Lot Area (SF)	9,100
Min. Lot Width	70'
Min. Lot Depth	130'
Min. Front Yard	25'
Min. Side Yard <sup>2</sup>	5'/10'
Min. Rear Yard	30'
Min. Living Space (SF) <sup>3</sup>	1,900 <sup>4</sup>
Max. Lot Coverage	35%
Max. Building Height <sup>5</sup>	35'/25'
Min. Parking Spaces <sup>6</sup>	3
Open Space	YES <sup>7</sup>

<sup>1</sup> Refers to maximum lots for single-family units

<sup>2</sup> Refers to setback/building separation

<sup>3</sup> Refers to 1-story/2-story square footage minimum (and does not include basements)

<sup>4</sup> If two (2) or more model homes are constructed for marketing purposes within Area B-2, then at least one (1) of these model homes must be at least two thousand four hundred (2,400) square feet.

<sup>5</sup> Refers to maximum building height for primary/accessory structures

<sup>6</sup> Refers to minimum off-street parking spaces and includes the number of spaces inside a garage and on a driveway

<sup>7</sup> A minimum of nineteen (19) trees, planted in clusters and irregular patterns shall be included within the common area adjacent to the central pond. At a minimum, the following shall be included within the common area marked by an \* on the concept plan: (i) seating; (ii) pergola, gazebo, fire pit, or similar focal feature; and (iii) two (2) trees and twelve (12) shrubs.