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Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented



ORDINANCE NO. 052118H

**AN ORDINANCE AMENDING THE THORPE CREEK PUD ORDINANCE
BY ADDING 10+/- ACRES OF ADJACENT LAND**

This is an Ordinance adding 10+/- acres (the "Real Estate") to Ordinance No. 070605B (the "Amended Thorpe Creek PUD Ordinance"). The Real Estate's legal description and depiction are attached hereto as Exhibit A. The Amended Thorpe Creek PUD Ordinance was adopted on September 19, 2005, and is attached hereto and incorporated herein by reference as Exhibit B. The Real Estate is immediately south of and adjacent to District C within the Thorpe Creek PUD.

Grand Communities, LTD ("Grand Communities") currently is developing the Thorpe Creek neighborhood and is the contract purchaser of the Real Estate. Grand Communities has requested that the Thorpe Creek PUD Ordinance be amended to include the Real Estate as District C-1.

NOW THEREFORE, the City Council hereby adopts this Ordinance as an amendment to the text of the Thorpe Creek PUD Ordinance and the City's Zoning Map as follows:

Section 1. Text and Zoning Map Amendment

1.1 Amendment.

The Zoning Map is hereby amended to change the zoning classification of the Real Estate to Planned Unit Development (PUD), subject to the Thorpe Creek PUD Ordinance. The text of the Thorpe Creek PUD Ordinance is hereby amended to: (a) include the Real Estate as District C-1, subject to the standards applicable to District C and the Development Standards Matrix as shown on the attached Exhibit C; and (b) incorporate the Concept Plan for the Real Estate, as shown on the attached Exhibit D.

1.2 Trail Area.

The City of Fishers shall have the right to send to the owner of the Real Estate (the "Owner") a written notice (the "Notice") from the City that: (i) requests the Owner to grant the City the right to construct, use and maintain a public trail on the Real Estate within the area that is shown on Exhibit E (the "Trail Area"); (ii) includes a legal description and exhibit depicting the location of the Trail Area; and (iii) includes a form of right-of-way grant that reasonably reserves access and other uses in favor of the Owner (the "ROW Grant"). Within sixty (60) days after the Owner's receipt of the Notice, the City and the Owner shall approve the terms and conditions of the ROW Grant, and neither party shall withhold, condition or delay its approval unreasonably. Once the ROW Grant has been approved by both parties, then the Owner shall execute it and provide it to the City. The Owner, in its sole discretion, may elect to grant the City an easement instead of a right-of-way. The ROW or easement shall be granted to the City at no cost.

Section 2. Effective Date

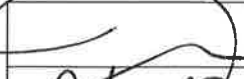
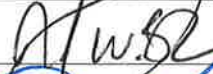



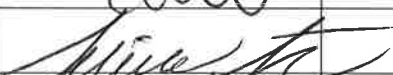

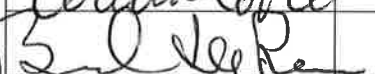
2.1 This Ordinance shall be effective with respect to the Real Estate upon adoption by the City Council and after occurrence of all other actions required by law. All provisions of the UDO in conflict herewith are hereby repealed.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

052118H
ABSTAIN

YAY

NAY

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

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 21st day of May, 2018, at 9:30P m.

ATTEST: 
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL


Scott A. Fadness, Mayor

5/21/2018
DATE



Approved by: Christopher P. Greisl, City Attorney

Prepared by: Steven D. Hardin, Attorney at Law, Faegre Baker Daniels, LLP,
600 East 96th Street, Suite 600, Indianapolis, Indiana 46240, (317) 569-9600

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Steven D. Hardin.

EXHIBIT A
Real Estate's Legal Description and Depiction

Part of the Southwest Quarter of Section 31, Township 18 North, Range 6 East, Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana, and being more particularly described as follows, to wit:

Commencing at a stone marking the Northeast corner of said Quarter Section and thence running South 89 degrees 48 minutes 32 seconds West along the North line of said Quarter Section 1320.00 feet to an iron rebar marking the POINT OF BEGINNING of the tract described herein; thence running South 00 degrees 00 minutes 00 seconds West parallel with the East line of said Quarter Section 330.00 feet to an iron rebar; thence running South 89 degrees 48 minutes 33 seconds West a distance of 1328.93 feet to an iron rebar set in the West line of said Quarter Section; thence running North 00 degrees 18 minutes 13 seconds East along the West line of said Quarter Section 330.00 feet to a stone marking the northwest corner of said Quarter Section; thence running North 89 degrees 46 minutes 32 seconds East along the North line of said Quarter Section 1327.18 feet to the Point of Beginning. Containing 10.061 acres, more or less.

Aerial Map



February 16, 2018

- Real Estate
- Existing Thorpe Creek PUD

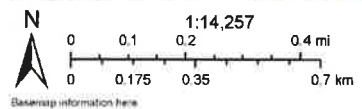


EXHIBIT B

ORDINANCE NO. 070605B

AN ORDINANCE AMENDING THE TEXT OF ORDINANCE NO. 021604A OF FISHERS, INDIANA

THIS ORDINANCE #070605B (the "Amended Thorpe Creek PUD") IS AN ORDINANCE APPLICABLE TO THE REAL ESTATE WHICH IS LEGALLY DESCRIBED IN WHAT IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A" AND AMENDING THE TEXT OF AN ORDINANCE OF FISHERS, INDIANA, DATED MAY 17, 2004 - Ordinance No. 021604A (the "Original Thorpe Creek PUD");

SECTION 1. DECLARATION

It is hereby ordained by the Town Council (the "Council") of the Town of Fishers, Indiana (the "Town") that (i) the text of the Original Thorpe Creek PUD is hereby amended as set forth in this Amended Thorpe Creek PUD and, to the extent there is any conflict between the Original Thorpe Creek PUD and this Amended Thorpe Creek PUD, this Amended Thorpe Creek PUD shall control and (ii) Commitments extended in connection with the Original Thorpe Creek PUD and recorded with the recorder of Hamilton County, Indiana, as Instrument Number 200400035674 (the "Original Commitments") are amended and replaced and superseded by the Commitments given in connection with this Amended Thorpe Creek PUD and attached hereto and incorporated herein by reference as Exhibit "D" (the "Amended Commitments").

SECTION 2. PURPOSE AND INTENT

The purpose and intent of this Amended Thorpe Creek PUD is to eliminate what is identified as District B in the Original Thorpe Creek PUD and to extend District A of the Original Thorpe Creek PUD into what was District B of the Original Thorpe Creek PUD so that (i) District A of this Amended Thorpe Creek PUD comprises both District A and District B of the Original Thorpe Creek PUD, (ii) District C of the Original Thorpe Creek PUD remains completely unchanged but is identified as District B under this Amended Thorpe Creek PUD and (iii) District D of the Original Thorpe Creek PUD remains completely unchanged but is identified as District C under this Amended Thorpe Creek PUD. The purpose and intent of the Amended Thorpe Creek PUD also remains to permit flexibility in lot widths, building separation and rear yard setbacks, and other standards set forth in this Amended Thorpe Creek PUD, while requiring compliance with (i) all other R3 Residential district standards and all development standards as specified in the Land Use Code of the Town of Fishers for District A and District C and (ii) all other R4C Residential district standards and all development standards as specified in the Land Use Code of the Town of Fishers for District B.

SECTION 3. DEFINITIONS

The following definitions shall apply throughout this Thorpe Creek PUD:

- A. **Declaration.** The term "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions prepared and recorded by the Developer with the Recorder of Hamilton County, Indiana.

- B. Detached Single Family Residence.** The term "Detached Single Family Residence" shall mean and refer to a single family residence which is not attached to another single family residence.
- C. Developer.** The term Developer shall mean and refer to Precedent Residential Development, LLC, or its successors and assigns.
- D. Development Standards Matrix.** The term Development Standards Matrix shall mean and refer to the Development Standards Matrix attached hereto and incorporated herein by reference as Exhibit "C".
- E. District Map.** Attached hereto and incorporated herein by this reference as Exhibit "B" is a conceptual district map (the "District Map") which allocates the Real Estate into District A ("District A"), District B ("District B"), and District C ("District C"), and for which the Development Standards Matrix corresponds.
- E. Homeowners Association.** The term "Homeowners Association" shall mean and refer to a non-profit corporation established by the Developer per the terms of the Declaration.

SECTION 4. LAND USE. All uses permitted under the R3 Residential district classification as specified in the Land Use Code of the Town, and amendments thereto, are permitted in District A and District C. All uses permitted under the R4C Residential district classification as specified in the Land Use Code of the Town, and any amendments thereto, are permitted in District B.

SECTION 5. DEVELOPMENT STANDARDS. All developmental standards specified in the Land Use Code of the Town shall apply to the Amended Thorpe Creek PUD unless (i) different standards are set forth in this Amended Thorpe Creek PUD or in the Commitments or (ii) such development standards specified in the Land Use Code of the Town are contrary to other approvals already obtained in connection with the Original Thorpe Creek PUD. The following standards shall be applicable to Districts A, B, and C:

- A.** Street trees shall be planted on both sides of all streets internal to the subdivision, except (i) in those areas in which the Town's Subdivision Control Ordinance prohibits fences, walls, hedges, trees, or shrubs and (ii) on the west side of the cul-de-sac street, to be located in the southwest corner of the Real Estate adjacent to the Geist Overlook subdivision. The number of required street trees shall be the quotient equal to (i) the total lineal length of those segments of internal streets in which street trees are permitted to be planted divided by (ii) 50 feet. Street trees shall be placed approximately 50 feet on center, except in areas where utility regulations prohibit the placement of street trees. The planting strip shall be the area between the street and the sidewalk, and shall be a minimum of 4 feet in width (the "Planting Strip"). Street trees shall be a minimum of 2 inch caliper at planting, as measured 12 inches from the ground. Street trees shall be deciduous and selected from the Town of Fishers' approved List of Recommended Species. If, by reason of utility regulations, all of the required street trees cannot be planted within the Planting Strip, then there shall be planted, within a common area within the Real Estate, street trees equal in number to the difference between (i) the

required street trees and (ii) the number of street trees that are planted within the Planting Strip.

- B. Behind (i) all lots immediately adjacent to 126th Street, there shall be a twenty (20) foot common area adjacent to such thoroughfares or right-of-ways. Utility easements shall not exist within this twenty (20) foot common area. This common area shall contain either (i) a wall or fence of ornamental block, brick, metal or wood, or (ii) an undulating earthen berm (averaging four (4) to six (6) feet in height) in combination with landscape plant material. Evergreen or deciduous trees shall be planted at a minimum rate of eight (8) trees per one hundred (100) lineal feet and may be evenly spaced or clustered. Deciduous trees shall be of at least two (2) inch caliper at planting as measured twelve (12) inches above the ground, and evergreen trees shall be at least seven (7) feet in height at planting. A minimum of fifty (50) percent of such trees shall be evergreen trees. These improvements shall be provided by the Developer and maintained by the Homeowners Association.
- C. The height of accessory structures shall not exceed fifteen (15) feet.
- D. A standard landscaping package shall be included with each residence sold. This landscape package shall provide for trees and shrubs around the residence. In addition to the street tree requirement, each residence shall be planted with at least two (2) deciduous trees and/or evergreen trees, and a minimum of eleven (11) shrubs. The deciduous tree shall be of at least two-inch caliper at planting as measured twelve (12) inches from the ground, and the evergreen at least six (6) feet in height at planting.
- E. Street lights shall not exceed fifteen (15) feet in height, and shall be located at major intersections throughout the subdivision. The height of such lights shall be measured from the ground. Each light shall have shielding to direct light downward in order to minimize light spillover.
- F. Cul-de-sac islands, if required by the Town, shall be landscaped with plant material.
- G. All residences shall have a minimum two-car garage.
- H. Lot Coverage shall not exceed forty-five (45) percent.
- I. All lots shall have a minimum depth of one hundred twenty (120) feet.
- J. Side load or courtyard entry garages shall have two (2) windows located on the front elevation of the garage.
- K. Front loading garages protruding more than eight (8) feet shall also contain a window on the side of the garage closest to the entry to the residence.
- L. A third car garage may be added to residences. Any three (3) car driveway must taper to a maximum of sixteen (16) feet wide at the lot line.

- M. In order to achieve any of the following, one (1) driveway may serve two (2) residences, but not more than two (2) residences:
1. Remove garage entrances from the street; and/or
 2. Provide distinctive open space opportunities; and/or
 3. Take advantage of unique topography
- N. Residences with either (i) brick on at least fifty (50) percent of the area of the front facade (windows, doors, garage doors, accompanying frames and any other opening are excluded from calculations of the area) or (ii) a covered front porch, with railings, of at least eight feet in width and four feet in depth or a minimum of thirty-two (32) square feet, shall have at least two (2) of the following significant architectural design features. Residences with neither (i) fifty (50) percent brick on the area of the front facade (windows, doors, garage doors, accompanying frames and any other opening are excluded from calculations of the area) nor (ii) a front porch of the preceding dimensions shall have a combination of four (4) or more of the following features.
1. A reverse gable peak;
 2. A covered front porch, with railings on front and side, of at least eight (8) feet in width and four (4) feet in depth or a minimum of thirty-two (32) square feet;
 3. A thirty-two (32) inch brick or stone plinth with water table on all sides;
 4. Architectural treatment on gable ends;
 5. Two separate overhead garage doors for each two (2) car garage, and three (3) separate overhead garage doors for each three (3) car garage;
 6. Covered front stoop/steps with pathway leading from sidewalk or driveway;
 7. A bay-window on the front elevation;
 8. Architecturally treated entranceways for residences without a front porch;
 9. Garage doors containing windows of high standard and quality;
 10. Overhang or soffit of at least eight (8) inches from exterior walls;
 11. Transom windows;
 12. A veranda/balcony;

13. Two or more roof planes;
14. A brick accent area of at least twenty-five (25) percent of the area of the front elevation (windows, doors, garage doors, accompanying frames and any other openings are excluded from calculations of the area);
15. At least two (2) dormers;
16. At least two (2) feet of relief at two (2) or more points along the front facade elevation, excluding relief for doors and windows and garage;
17. Decorative shutters; or
18. Architecturally-enhanced articulated trim moldings, such as fipons above windows.

SECTION 6. PROCEDURES

The adoption of this Amendment and the subsequent consideration of any detailed and final development plan shall be consistent and pursuant to the provisions of the Exit 10 Planned Unit Development Committee and the Planned Unit Development process as set forth in Section 151.072 Planned Unit Development District. Any requirements not specified by this Amendment or the Original PUD shall be subject to Chapters 151.064 R3 Residential District of the Town of Fishers Code of Land Use Ordinances.

With respect to approvals not already obtained, the petitioner shall follow all Procedures for Detailed Development Plan Approval, provided by Department of Development staff. In addition, with respect to approvals pertaining to that which was District B of the Original Thorpe Creek PUD and which has been absorbed into District A by this Amended Thorpe Creek PUD, the petitioner shall:

- A. Meet with staff to discuss the project;
- B. Meet with the PUD Committee to present preliminary plans and drawings for the project; the PUD Committee will review the preliminary plans and drawings and will make a recommendation to the Plan Commission;
- C. Submit preliminary elevations and lighting along with material samples, color boards and other materials which further illustrate the project to the PUD committee. Also submit lot foundation landscaping plans, perimeter landscaping plans, entrance plans with signage and landscaping, a street tree plan, lighting plan with examples of street lights, and preliminary elevations with material samples, color boards and other materials, which further illustrate the project to the PUD Committee. The above criteria shall also include custom lots. Custom lots will be reviewed on an individual basis as plans are submitted for building permits to insure all custom lots meet architectural and landscaping standards; and

- D. Meet with the PUD Committee for review of the final detailed development plan and approval of final plans and drawings for the project,

SECTION 7. APPROVAL

This Amendment, including the commitments attached hereto, made a part hereof, and marked Exhibit "D", 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 19th day of Sept, 2005.

THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

AYE

NAY

BY:

Scott A. Faultless
Eileen N. Pritchard
Timothy O. Lima
Stuart F. Easley
Daniel E. Henke
Charles P. White
David C. George

Scott A. Faultless,
President
Eileen N. Pritchard,
Vice President
Timothy O. Lima,
Member
Stuart F. Easley,
Member
Daniel E. Henke,
Member
Charles P. White,
Member
David C. George,
Member

ATTEST: Linda Gaye Cordell DATE: 9-19-05
Linda Gaye Cordell, Clerk-Treasurer,
Town of Fishers, Indiana

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

EXHIBIT "A"

SURVEY LAND DESCRIPTION

A part of the Northwest Quarter of Section 31, Township 18 North, Range 6 East in Hamilton County, Indiana described as follows:

Beginning at the Northwest Corner of the Northwest Quarter of said Section 31: thence North 89 degrees 34 minutes 36 Seconds East along the north line of said northwest quarter a distance of 1315.45 feet to the East Line of the West Half of the said quarter section; thence South 00 degrees 29 minutes 20 seconds East along said east line a distance of 2681.38 feet to the south line of the said northwest quarter section; thence South 89 degrees 35 minutes 55 seconds West along said south line a distance of 1319.30 feet to a stone marking the Southwest Corner of said quarter section; thence North 00 degrees 24 minutes 25 seconds West along the West line of said quarter section a distance of 2652.48 feet to a railroad spike marking the Northeast Corner Section 36, Township 18 North, Range 5 East; thence North 00 degrees 22 minutes 55 seconds West continuing along said west line a distance of 28.40 feet to the Point of Beginning, containing 81.09 acres, more or less.

AND

The East Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, all in Section 36, Township 18 North, Range 5 East in Hamilton County, Indiana described as follows:

Beginning at a railroad spike marking the Northeast Corner of the Northeast Quarter of said Section 36; thence South 00 degrees 24 minutes 25 seconds East along the East line of the Northeast Quarter Section of said Section 36 a distance of 2652.48 feet to a stone marking the Southeast Corner of the Northeast Quarter of said Section 36; thence South 00 degrees 05 minutes 36 seconds West along the East line of the Southeast Quarter of said Section 36 a distance of 1335.12 feet to a 5/8 inch capped rebar with yellow plastic cap stamped, "SCHNEIDER ENG FIRM #0001", hereinafter referred to as Schneider rebar found marking the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 36; thence South 88 degrees 52 minutes 09 seconds West along the south line said quarter quarter section a distance of 1324.34 feet to a Schneider rebar found marking the Southwest Corner of said quarter quarter section; thence North 00 degrees 06 minutes 10 seconds West along the West Line of said quarter quarter section a distance of 1334.90 feet to a Schneider rebar marking the Northwest Corner of said quarter quarter section and being the Southwest Corner of the East Half of the Northeast Quarter of said Section 36; thence North 00 degrees 16 minutes 58 seconds West along the west line of said east half a distance of 2661.63 feet to a mag nail found marking

the Northwest Corner of the East Half of the Northeast Quarter of said Section 36; thence North 89 degrees 15 minutes 22 seconds East along the North Line of the Northwest Quarter of said Section 36 a distance of 1323.06 feet to the Point of Beginning, containing 121.53 acres, more or less.

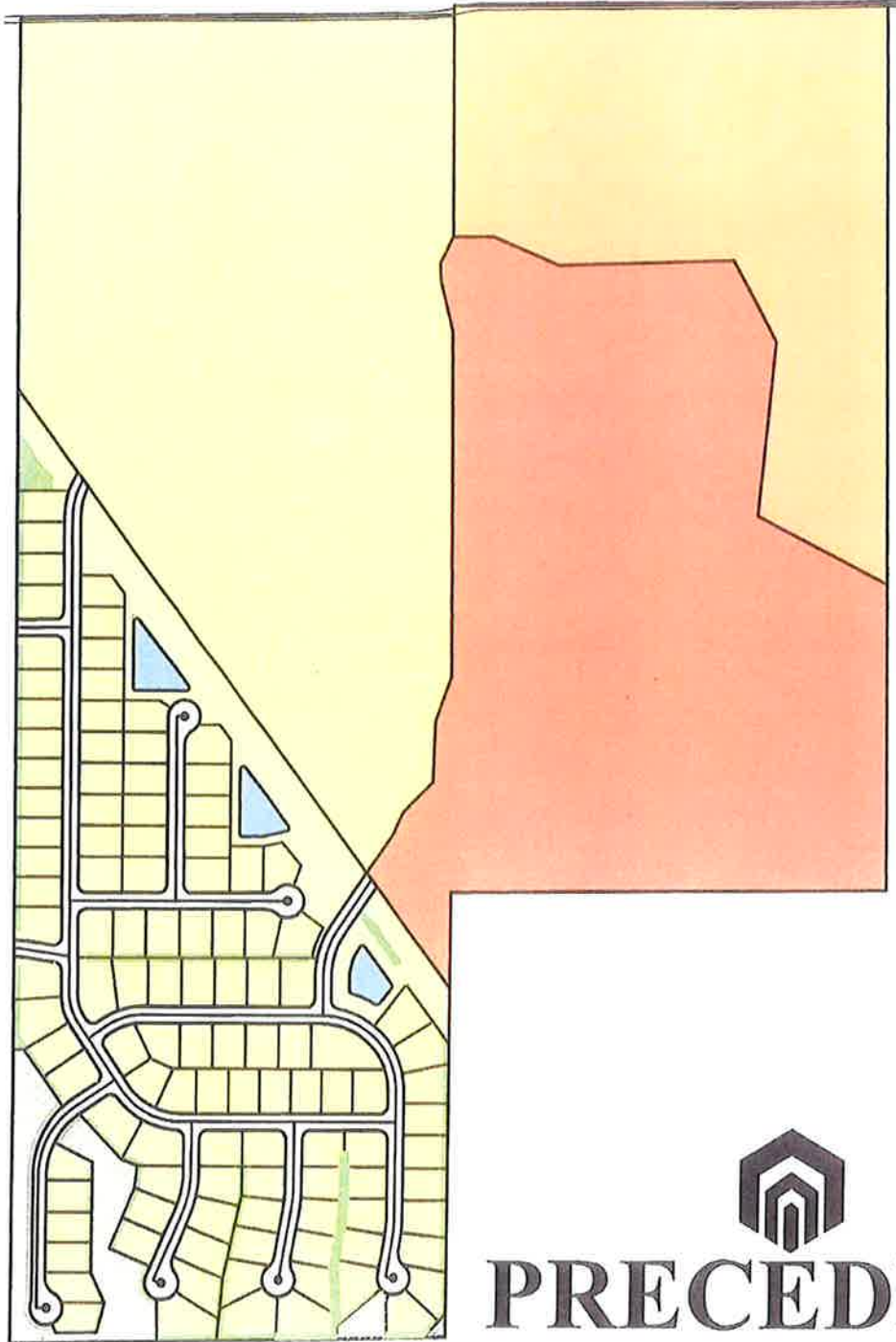
For a combined acreage of 202.62 acres.

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


Date: June 21, 2006


Thorpe Creek

Conceptual Site Development Plan






Scale: 1"=500'

-  Tree Preservation Area
-  Tree Conservation Area
-  Green Space

 Addition to District 'A'

Area previously Zoned and Preliminary Platted

-  District 'A'
-  District 'B'
-  District 'C'



PRECEDENT

Residential Development, LLC

(317) 805-1280

falcon
ENGINEERING, INC.

NOTE: THIS DRAWING IS A PRELIMINARY SITE DEVELOPMENT PLAN. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE PLAN AT THEIR DISCRETION WITHOUT NOTICE.

7/6/2005

**THORPE CREEK
PUD-M Development Standards Matrix**

Parcel	Land Use Type	Permitted Land Use	Acreage	Open Space Acreage	Dwelling Unit (Maximum)	Density	Square Feet Per Residential Unit (Minimum)	Lot Width (Minimum)	Front Setback (Minimum)	Rear Setback (Minimum)	Side Setback (Minimum)	Building Height (Maximum)
A	Single-family detached	R3	119.01	±24.24	230	1.93	1800 sq. ft. ranch 2300 sq. ft. multi-story	90'	25' *	20' **	6'	35'
B	Single-family detached	R4-C	31.42	±10.03	61	1.94	1800 sq. ft. ranch 2100 sq. ft. multi-story	70'	25'	20'	6'	35'
C	Single-family detached	R-3	52.18	±14.25	85	1.63	2000 sq. ft. ranch 2400 sq. ft. multi-story	100'	25'	20'	6'	35'
TOTAL:			202.61	48.52	376	1.86						

* Provided, however, that the front yard setback applicable to the 6 lots on the east side of the street and cul-de-sac in the southwest corner of District "A" shall be 20'.

**Provided, however, that the rear yard setback applicable to the 6 lots on the east side of the street and cul-de-sac in the southwest corner of District "A" shall be 15'.

Cross Reference: Those Commitments Concerning the Use and Development of Real Estate recorded on May 25, 2005 as Instrument No. 200400035674 in the Office of the Recorder of Hamilton County, Indiana.

**COMMITMENTS CONCERNING THE USE
AND DEVELOPMENT OF REAL ESTATE**

PRECEDENT RESIDENTIAL DEVELOPMENT, LLC, (hereafter, "Precedent"), the owner of the real estate located in Hamilton County, Indiana, and described in what is attached hereto and incorporated herein by referenced as Exhibit "A" (the "Real Estate"), makes the following Commitments (the "Commitments") to the Advisory Plan Commission of the Town of Fishers (the "Plan Commission") and the Town Council of the Town of Fishers, Indiana (the "Council") for the Thorpe Creek Subdivision.

Section 1. **Cross Reference.** These Commitments are made in connection with approvals obtained under Docket Number 8-TA-05 and Ordinance Number 070605B, and amends, replaces and supersedes those Commitments Concerning the Use and Development of Real Estate recorded on May 25, 2005 as Instrument No. 200400035674 in the Office of the Recorder of Hamilton County, Indiana.

Section 2. **Exhibits.** The following exhibits are attached hereto and incorporated herein by reference:

Exhibit "A". Attached hereto and incorporated herein by reference as Exhibit "A" is the legal description of the real estate (the "Real Estate");

Exhibit "B". Attached hereto and incorporated herein by reference as Exhibit "B" is the conceptual district map (the "District Map") which apportions the Real Estate into districts A, B and C (the "Districts");

Exhibit "C". Attached hereto and incorporated herein by reference as Exhibit "C" is the development standards matrix (the "Development Standards Matrix") which specifies the development standards applicable to each District;

Exhibit "D". Attached hereto and incorporated herein by reference as Exhibit "D" in 4 parts is what shall hereafter be referred to as the "Southwest Corner Drawings".

Section 3. **Definitions.** Different words and terms are defined throughout these Commitments and, further, the following definitions shall apply throughout these Commitments:

1. Conservation Area. The term "Conservation Area" shall mean and refer to the areas identified on Exhibit B as Conservation Areas located within lots. The secondary plat of the Real Estate, to be recorded with the Recorder of Hamilton County, Indiana, shall also identify the Conservation Areas. These Conservation Areas will be generally in the area identified on Exhibit B; however, the exact area of the Conservation Area shall be as designated on the final plat by the Developer, in the Developer's sole discretion.
2. Detached Single Family Residence. The term "Detached Single Family Residence" shall mean and refer to a single family residence which is not attached to another single family residence;
3. Developer. The term "Developer" shall mean and refer to Precedent Residential Development, LLC, and its successors and assigns.
4. Homeowners Association. The term "Homeowners Association" shall mean and refer to a non-profit corporation established by the Developer per the terms of the Umbrella Declaration.
5. Masonry. Brick, stone, cultured stone, EIFS, stucco, or the equivalent.
6. Preservation Area. The term "Preservation Area" shall mean and refer to the areas identified on Exhibit B as Preservation Areas located within common areas. The secondary plat of the Real Estate, to be recorded with the Recorder of Hamilton County, Indiana, shall also identify the Preservation Areas. These Preservation Areas will be generally in the area identified on Exhibit D; however, the exact area of the Preservation Area shall be as designated on the final plat by the Developer, in the Developer's sole discretion.
7. Southwest Cul-de-sac. The term "Southern Cul-de-sac" shall mean and refer to the cul-de-sac, to the east of which are six (6) lots, as shown on the District Map in the southwest corner of District A.
8. Umbrella Declaration. The term "Umbrella Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to all Districts prepared and recorded by the Developer with the Recorder of Hamilton County, Indiana.

Section 4. Commitments Applicable to All Districts. The following commitments are applicable to all Detached Single Family Residences within any District:

1. Decorative Washington-style street lights, or similar style street lights, with reflectors, shields, and attached decorative street signs, shall be utilized and shall be maintained by

the Homeowners Association and/or Neighborhood Association designated by the Developer.

2. Traffic control signage shall be mounted on decorative posts, similar in style to the decorative street lights, and shall also be maintained by the Homeowners Association and/or Neighborhood Association designated by the Developer.
3. The colors utilized for exterior building materials, other than brick and stone, shall feature a base color with natural tones and subtle hues, and may be accented with brighter, more intense or complimentary contrasting tones.
4. All fences shall be subject to review and approval by the Architectural Review Committee, and shall comply with the following requirements:
 - A. Front yard fences shall not exceed forty-two (42) inches in height and shall be a minimum of 50% open. Unless otherwise restricted or qualified in these Commitments, fences in all yards other than front yards shall not exceed six (6) feet in height.
 - B. Stockade fences are prohibited.
 - C. Any fence located between a residence adjacent to 126th Street shall be a wood shadow box style fence not greater than five (5) feet in height.
5. Mini barns are prohibited.
6. Residences which are identical or substantially similar in appearance shall not be located on adjacent lots or directly across the street from each other.

Section 5. District A Commitments. The following commitments shall apply to District A:

1. Uniform mailboxes shall be used for each residence within District A;
2. The permitted exterior building material shall be decorative precast panels, Masonry, wood, composite lap, Hardi-Plank or similar type siding, or shingle siding. Vinyl is not permitted as an exterior building material; provided, however, that vinyl-clad windows and soffits shall be permitted.
3. The first floor of the rear elevation of all residences which are immediately adjacent to 126th Street shall be all Masonry, excluding windows, doors, and garage doors.

4. The roofs on all primary structures shall be at a pitch of 6 vertical to 12 horizontal (6:12); provided, however, that ancillary roofs may have a lesser pitch.
5. The exterior building materials on all fireplace chases on the exterior of a residence shall be masonry; provided, however, that interior or direct vent fireplaces shall not require masonry exteriors.
6. The minimum square footage (i) for a ranch home with one occupiable floor shall be 1,800 square feet, exclusive of garages, porches, and basements, and (ii) for a multi-level residence shall be 2,300 square feet, exclusive of garages, porches, and basements.
7. All residences shall have either (i) a dusk to dawn, garage-mounted coach light or (ii) a dusk to dawn yard light.
8. All residences shall have address stones or decorative address plaques.

Section 6. District B Commitments. The following commitments shall apply within District B:

1. Uniform mailboxes shall be used for each residence within District B.
2. The Developer will establish a Neighborhood Declaration which shall offer all residences lawn and landscaping maintenance, and snow removal, all (i) in a manner and to an extent to be determined by the Developer in its discretion and (ii) to be paid directly by each residence directly to the sub-contractors.
3. The permitted exterior building material shall be decorative precast panels, Masonry, wood, composite lap, Hardi-Plank or similar type siding, or shingle siding. Vinyl is not permitted as an exterior building material; provided, however, that vinyl-clad windows and soffits shall be permitted.
4. The first floor of all four elevations on all residences immediately adjacent to 126th Street shall be of Masonry material, excluding windows, doors, and garage doors.
5. All homes shall have a light at the front door.
6. The roofs on all primary structures shall be at a pitch of 6 vertical to 12 horizontal (6:12); provided, however, that ancillary roofs may have a lesser pitch.

7. The exterior building materials on all fireplace chases on the exterior of a residence shall be Masonry; provided, however, that interior or direct vent fireplaces shall not require masonry exteriors.
8. The minimum square footage (i) for a ranch home with one occupiable floor shall be 1,800 square feet, exclusive of garages, porches, and basements, and (ii) for a multi-level residence shall be 2,100 square feet, exclusive of garages, porches, and basements.
9. Each residence shall incorporate a floor plate of at least nine (9) feet on the first or main floor of the residence.
10. Each residence shall have a master bedroom on the first or main floor of the residence.
11. All residences shall have address stones or decorative address plaques.
12. All metal flue terminations shall be painted black and located to the rear or side elevation of the residence.
13. All residences shall have a minimum eight (8) inch roof overhang.

Section 7. District C Commitments. The following commitments shall apply to District C:

1. Uniform mailboxes shall be used for each residence within District C.
2. The permitted exterior building material shall be decorative precast panels, Masonry, wood, composite lap, Hardi-Plank or similar type siding, or shingle siding. Vinyl is not permitted as an exterior building material; provided, however, that vinyl-clad windows and soffits shall be permitted.
3. The roofs on all primary structures shall be at a pitch of 6 vertical to 12 horizontal (6:12); provided, however, that ancillary roofs may have a lesser pitch.
4. The exterior building materials on all fireplace chases on the exterior of a residence shall be Masonry; provided, however, that interior or direct vent fireplaces shall not require masonry exteriors.
5. The minimum square footage (i) for a ranch home with one occupiable floor shall be 2,000 square feet, exclusive of garages, porches, and basements, and (ii) for a multi-level residence shall be 2,400 square feet, exclusive of garages, porches, and basements.

6. All residences shall have either (i) a dusk to dawn garage-mounted coach light or (ii) a dusk to dawn yard light.
7. All residences shall have address stones or decorative address plaques.
8. The Umbrella Declaration shall reserve and dedicate to the Town a thirty (30) foot trail way easement, from the top of bank of Thorpe Creek, across the southeast corner of District C, in the area identified on the District Map as "Greenway Trail".

Section 8. Central Park Commitments. The Developer shall install the following within the central park, all of which shall hereafter be referred to as the Improvements:

1. One swimming pool of approximately one thousand nine hundred fifty (1950) square feet;
2. One wading pool of approximately one hundred forty (140) square feet;
3. One pool house;
4. One basketball court;
5. One playground containing playground equipment appropriate for preschool children through grade school children;
6. Landscaping to provide shade around seeding areas, playgrounds, and parking lots, and to define pedestrian ways. Such landscaping shall include, but shall not be limited to, a combination of deciduous trees, evergreens, and ornamental flowering species.

The Improvements shall be of a type, location, size, design, configuration, architecture, and composition determined by the Developer in the Developer's sole discretion.

Section 9. Conservation Area Commitments. The commitments applicable to the Conservation Areas are as follows:

1. Except as noted immediately below, each builder and/or Developer shall endeavor to conserve trees within the Conservation Area, and owners of lots shall not remove trees within Conservation Areas:
 - A. The clearing of underbrush, as defined and determined by the Developer's certified arborist or landscape architect, and the clearing of dead trees shall be allowed;

- B. The removal of trees necessary for the installation of utilities, walking trails, and drainage improvements and infrastructure shall be allowed; and
- C. Trees may be removed as necessary for public health and safety .

Except as set forth immediately above in subparagraphs A, B, and C, each tree within the Conservation Area which is badly damaged or destroyed by a lot owner or during the course of construction activities and which is greater than four (4) inches in diameter, measured six (6) inches above the ground, shall be replaced within one (1) year, by the person or entity causing such damage or destruction, with a tree which is at least two and one-half (2-1/2) inches in diameter measured six (6) inches above the ground. Any trees which are so replaced and which die within one (1) year of their planting shall promptly be replaced with a substantially similar tree.

Section 10. Preservation Area Commitments. The commitments applicable to Preservation Areas shall be as follows:

- 1. Preservation Areas shall be owned and maintained by the Homeowners Association as a common area, and residential construction shall not occur within the Preservation Areas. Except as noted immediately below, each builder and/or developer shall endeavor to preserve trees within the Preservation Areas, and the owners of lots or the Homeowners Association shall not remove trees within the Preservation Areas:
 - A. The clearing of underbrush and dead trees shall be allowed;
 - B. The removal of trees necessary for the installation of utilities, drainage improvements and infrastructure, and trails shall be allowed; and
 - C. The removal of trees for public health and safety shall be allowed.

Except as set forth in paragraphs A, B, and C immediately above, each tree within the Preservation Area which is badly damaged or destroyed by a lot owner or during the course of construction activities and which is greater than four (4) inches in diameter, measured six (6) inches above the ground, shall be replaced within one (1) year, by the person or entity causing such damage or destruction, with a tree which is at least two and one-half (2-1/2) inches in diameter measured six (6) inches above the ground. Any trees which are so replaced and which die within one (1) year of their planting shall promptly be replaced with a substantially similar tree.

2. Subject only to alteration and tree removal in order to accommodate drainage, utilities, and trails, the flood plain along Thorpe Creek shall be maintained in its natural state, to the best of the Developer's ability.

Section 11. Southwest Corner

As illustrated on the Southwest Corner Drawings, (i) to the west of the Southwest Cul-de-sac there shall be fifty-five (55) feet of tree preservation, the installation of a two (2) to three (3) foot high dry stacked stone wall, and twenty-six (26) foot wide pavement within a forty (40) foot right-of-way and (ii) to the south of the Southwest Cul-de-sac there shall be forty-five (45) feet of tree preservation.

Section 12. Binding on Successors

These Commitments are binding on the Owner of the Real Estate, each subsequent Owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified or terminated by the Commission. These Commitments may be modified or terminated only by a decision of the Plan Commission after a public hearing wherein notice as provided by the rules of the Plan Commission has been made. The provisions of this paragraph 12 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter reclassified (rezoned) on the Town's Official Zone Map.

Section 13. Effective Date

The Commitments contained herein shall be effective upon the enactment of the Amended Thorpe Creek PUD Ordinance Number 070605B.

Section 14. Recording

The undersigned hereby authorizes the Secretary of the Commission to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 15. Release of Prior Commitments

The prior commitments recorded on May 25, 2005 as Instrument No. 200400035674 in the Office of the Recorder of Hamilton County, Indiana, are amended, released, replaced and superseded by these Commitments.

Section 16. Enforcement

These Commitments may be enforced by the Commission and the Town Council of Fishers, Indiana and any property owner within or immediately adjacent to the Real Estate.

IN WITNESS WHEREOF, PRECEDENT RESIDENTIAL DEVELOPMENT, LLC, has caused these Commitments to be executed as of the date first written above.

PRECEDENT RESIDENTIAL DEVELOPMENT, LLC

By: *Douglas B. Wagner*
Douglas B. Wagner, Vice President

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared *Douglas B. Wagner*, as Vice President, Precedent Residential Development, LLC, and having been duly sworn, acknowledged execution of the foregoing Commitments.

Witness my hand and Notarial Seal this 14th day of Sept., 2005.

My Commission Expires:

Sandra A. Rice
Notary Public

SANDRA A. RICE, Notary Public
My Commission Expires Jan. 02, 2013
County of Residence: MARION

Residing in _____ County

Printed Name

Prepared By: Douglas B. Wagner, Vice President, Precedent Residential Development, LLC.

Reviewed By: Charles D. Frankenberger, Nelson & Frankenberger, 3105 East 98th Street, Suite 170, Indianapolis, Indiana 46280 (317) 844-0106.

EXHIBIT "A"

SURVEY LAND DESCRIPTION

A part of the Northwest Quarter of Section 31, Township 18 North, Range 6 East in Hamilton County, Indiana described as follows:

Beginning at the Northwest Corner of the Northwest Quarter of said Section 31: thence North 89 degrees 34 minutes 36 Seconds East along the north line of said northwest quarter a distance of 1315.45 feet to the East Line of the West Half of the said quarter section; thence South 00 degrees 29 minutes 20 seconds East along said east line a distance of 2681.38 feet to the south line of the said northwest quarter section; thence South 89 degrees 35 minutes 55 seconds West along said south line a distance of 1319.30 feet to a stone marking the Southwest Corner of said quarter section; thence North 00 degrees 24 minutes 25 seconds West along the West line of said quarter section a distance of 2652.48 feet to a railroad spike marking the Northeast Corner Section 36, Township 18 North, Range 5 East; thence North 00 degrees 22 minutes 55 seconds West continuing along said west line a distance of 28.40 feet to the Point of Beginning, containing 81.09 acres, more or less.

AND

The East Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, all in Section 36, Township 18 North, Range 5 East in Hamilton County, Indiana described as follows:

Beginning at a railroad spike marking the Northeast Corner of the Northeast Quarter of said Section 36; thence South 00 degrees 24 minutes 25 seconds East along the East line of the Northeast Quarter Section of said Section 36 a distance of 2652.48 feet to a stone marking the Southeast Corner of the Northeast Quarter of said Section 36; thence South 00 degrees 05 minutes 36 seconds West along the East line of the Southeast Quarter of said Section 36 a distance of 1335.12 feet to a 5/8 inch capped rebar with yellow plastic cap stamped, "SCHNEIDER ENG FIRM #0001", hereinafter referred to as Schneider rebar found marking the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 36; thence South 88 degrees 52 minutes 09 seconds West along the south line said quarter quarter section a distance of 1324.34 feet to a Schneider rebar found marking the Southwest Corner of said quarter quarter section; thence North 00 degrees 06 minutes 10 seconds West along the West Line of said quarter quarter section a distance of 1334.90 feet to

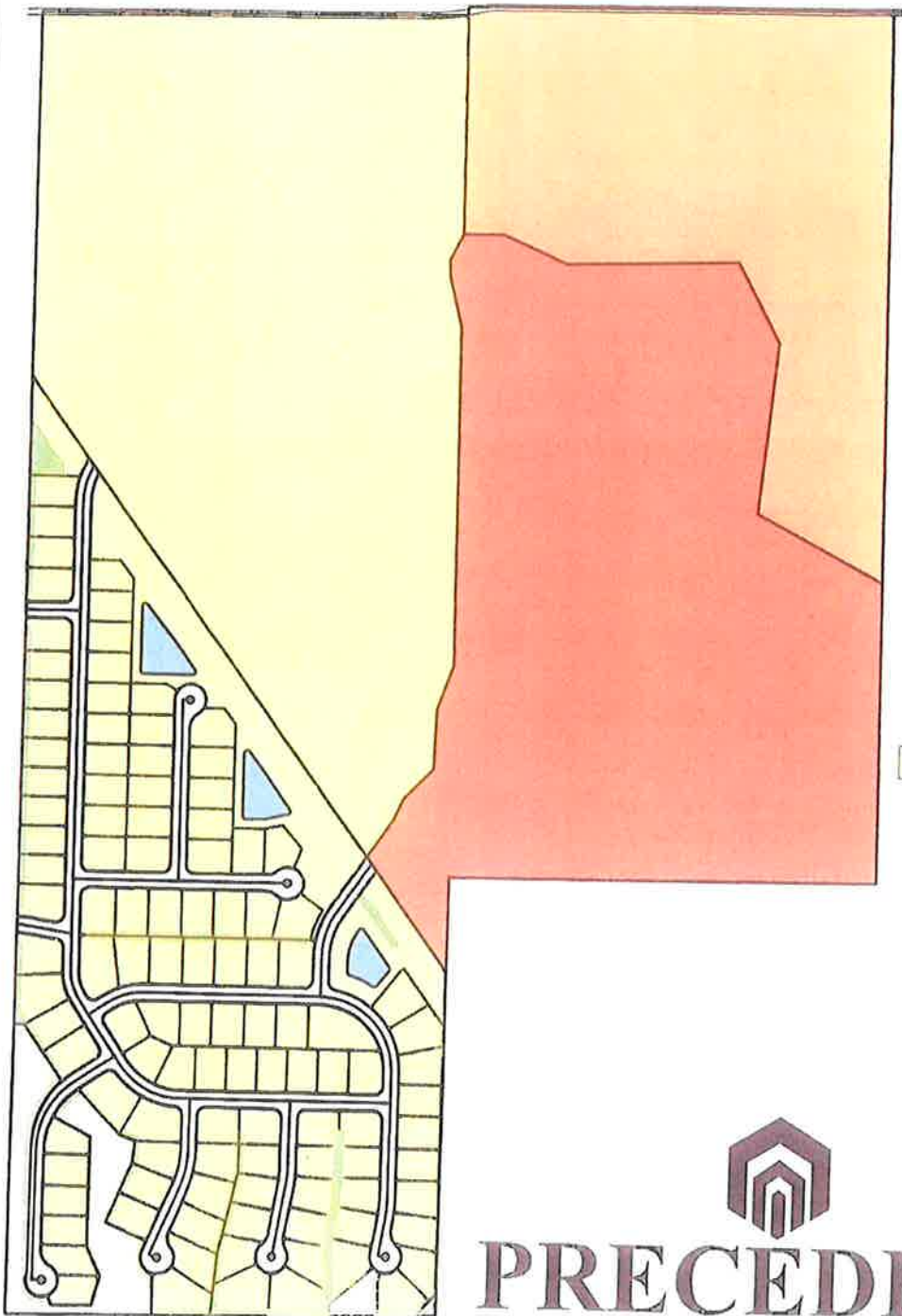
a Schneider rebar marking the Northwest Corner of said quarter quarter section and being the Southwest Corner of the East Half of the Northeast Quarter of said Section 36; thence North 00 degrees 16 minutes 58 seconds West along the west line of said east half a distance of 2661.63 feet to a mag nail found marking the Northwest Corner of the East Half of the Northeast Quarter of said Section 36; thence North 89 degrees 15 minutes 22 seconds East along the North Line of the Northwest Quarter of said Section 36 a distance of 1323.06 feet to the Point of Beginning, containing 121.53 acres, more or less.

For a combined acreage of 202.62 acres.




Date: June 21, 2005

Thorpe Creek

Conceptual Site Development Plan






Scale: 1"=500'

-  Tree Preservation Area
-  Tree Conservation Area
-  Green Space

 Addition to District "A"

Area previously Zoned and Preliminary Platted

-  District "A"
-  District "B"
-  District "C"



PRECEDENT

Residential Development, LLC

(317) 805-1280

falcon
ENGINEERING, INC.

NOTE: THIS DRAWING IS A PRELIMINARY SITE DEVELOPMENT PLAN. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE PLAN AT THEIR DISCRETION WITHOUT NOTICE.

7/6/2005

**THORPE CREEK
PUD-M Development Standards Matrix**

Parcel	Land Use Type	Permitted Land Use	Acreage	Open Space Acreage	Dwelling Unit (Maximum)	Density	Square Feet Per Residential Unit (Minimum)	Lot Width (Minimum)	Front Setback (Minimum)	Rear Setback (Minimum)	Side Setback (Minimum)	Building Height (Maximum)
A	Single-family detached	R3	119.01	±24.24	230	1.93	1800 sq. ft. ranch 2300 sq. ft. multi-story	90'	25' *	20' **	6'	35'
B	Single-family detached	R4-C	31.42	±10.03	61	1.94	1800 sq. ft. ranch 2100 sq. ft. multi-story	70'	25' *	20'	6'	35'
C	Single-family detached	R-3	52.18	±14.25	85	1.63	2000 sq. ft. ranch 2400 sq. ft. multi-story	100'	25'	20'	6'	35'
TOTAL:			202.61	48.52	376	1.86						

* Provided, however, that the front yard setback applicable to the 6 lots on the east side of the street and cul-de-sac in the southwest corner of District "A" shall be 20'.

** Provided, however, that the rear yard setback applicable to the 6 lots on the east side of the street and cul-de-sac in the southwest corner of District "A" shall be 15'.

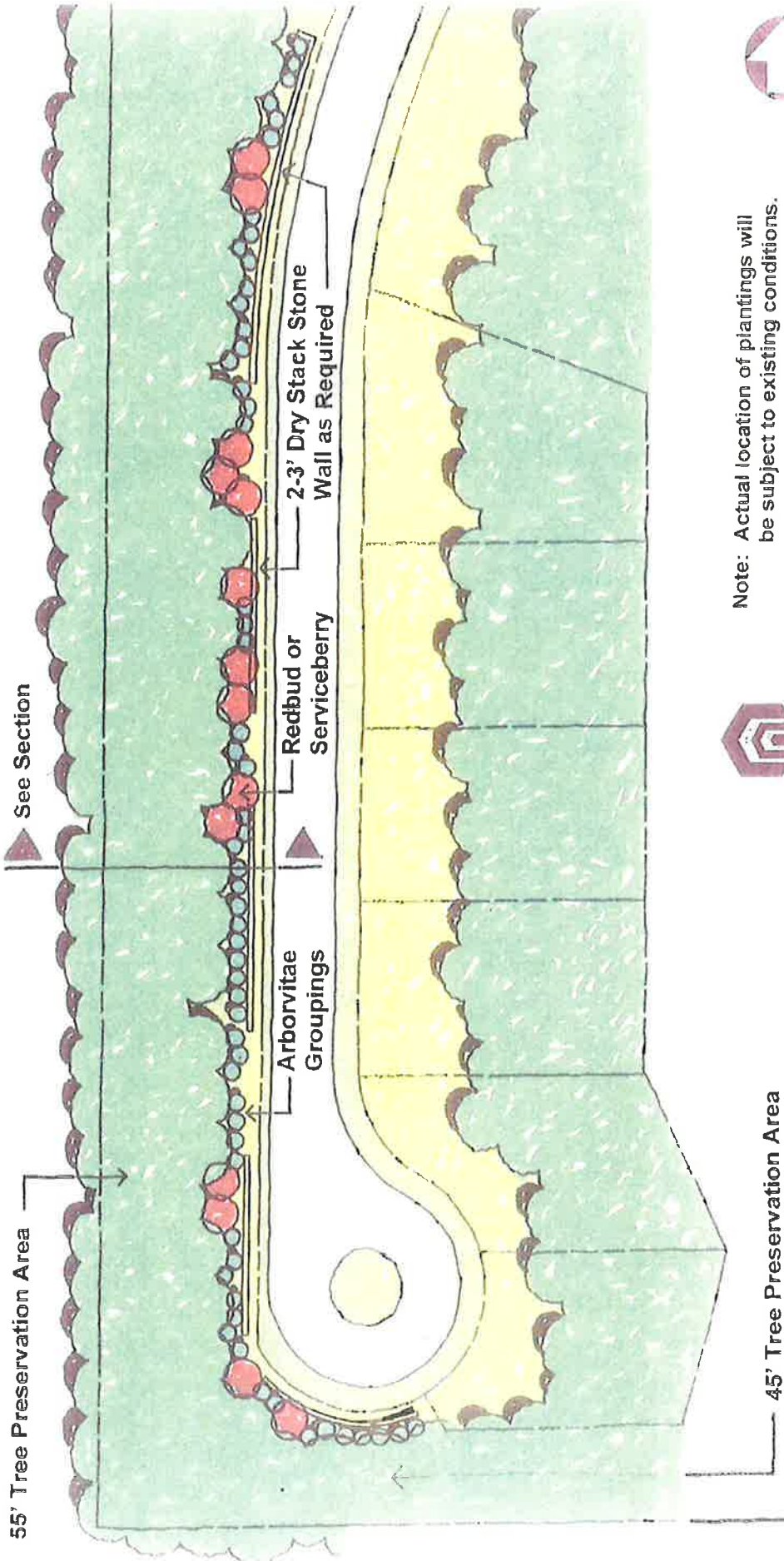


EXHIBIT "D"



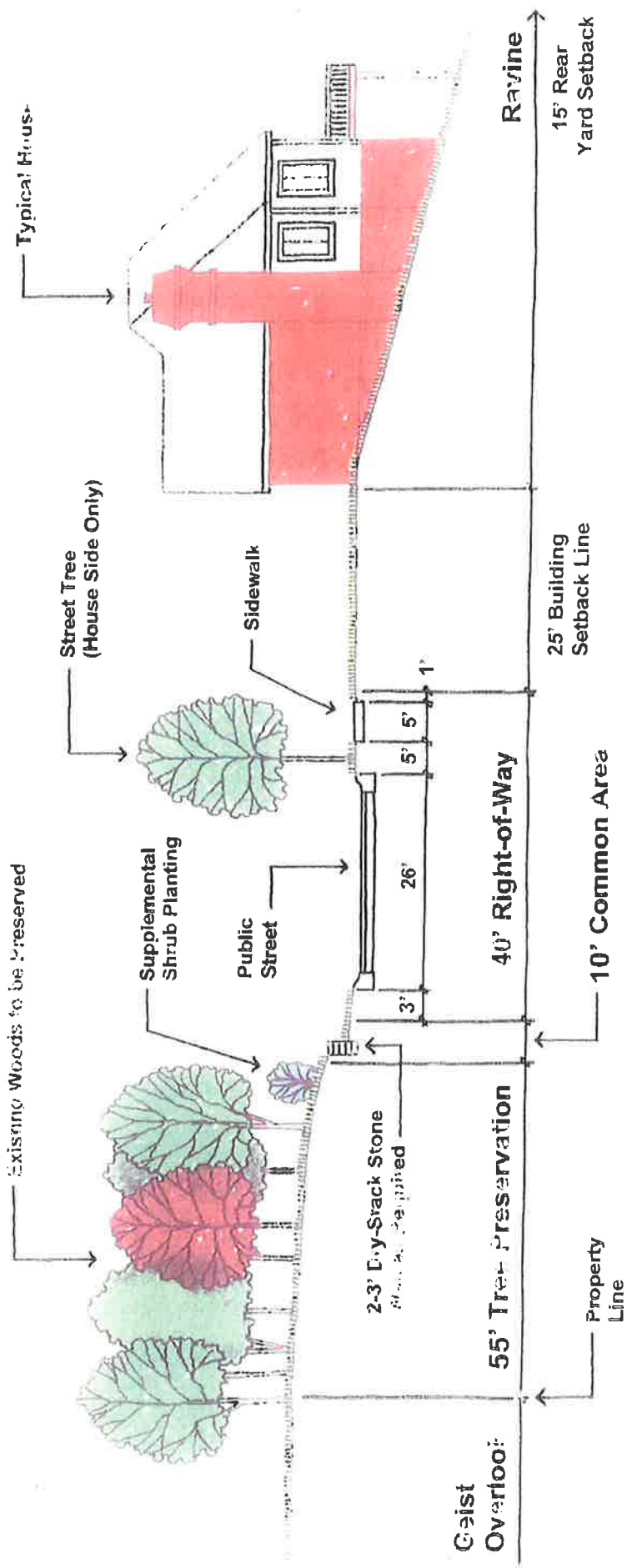
PRECEDENT
RESIDENTIAL DEVELOPMENT, LLC

Note: Actual location of plantings will be subject to existing conditions.



North

Tree Preservation/Buffer Plan

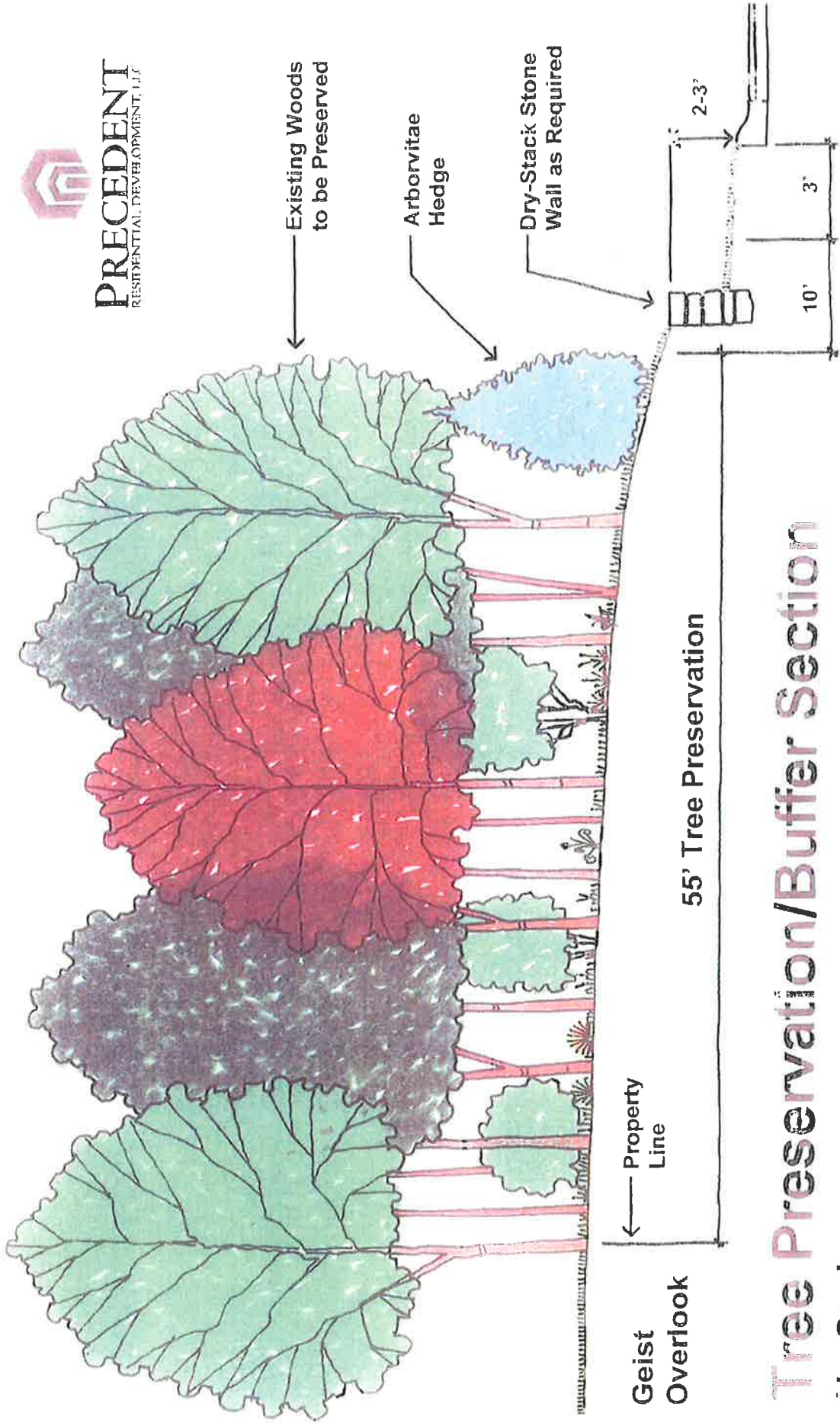


Trees Preservation/Buffer Section

No Scale



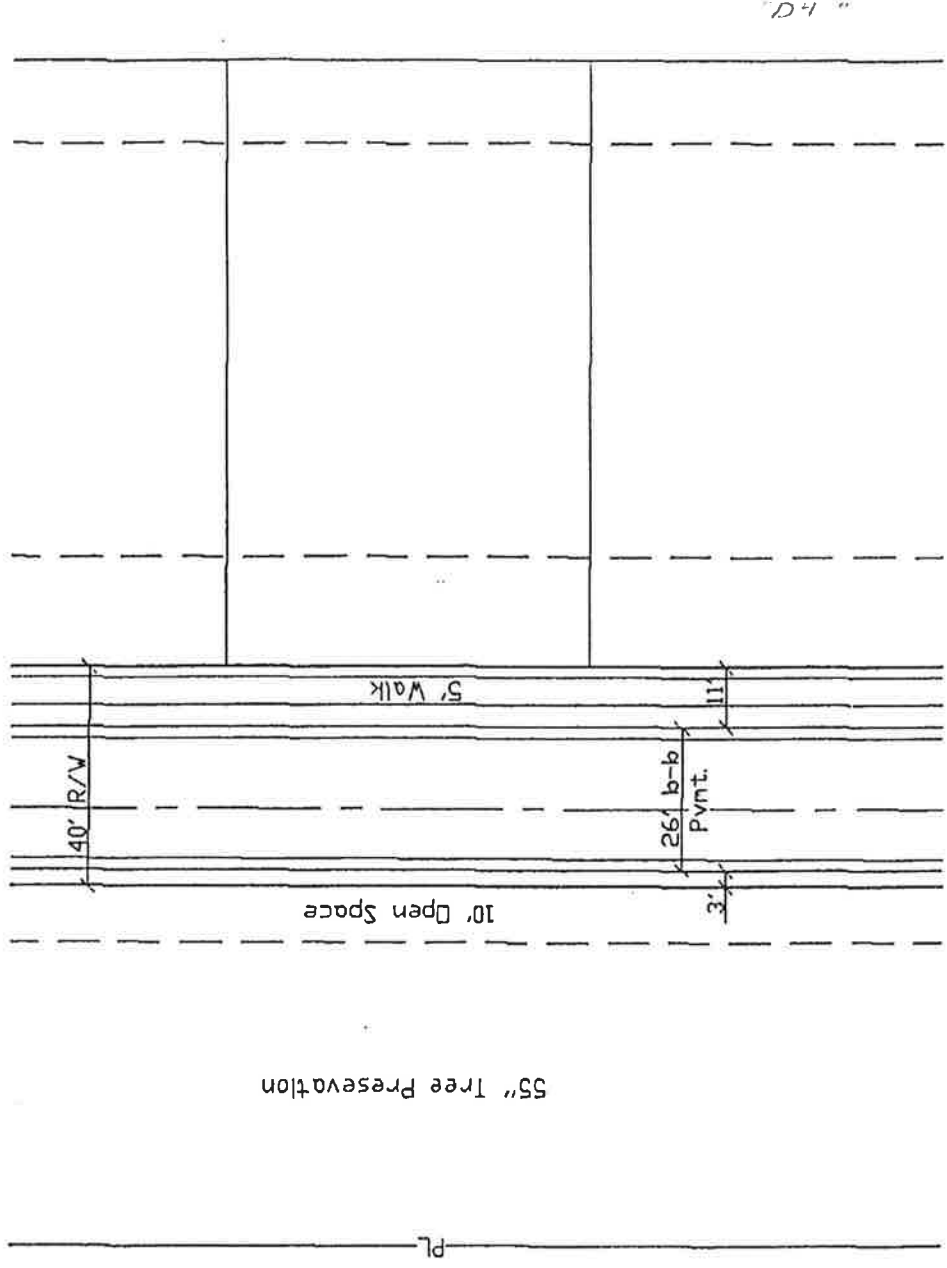
PRECEDENT
RESIDENTIAL DEVELOPMENT, LLC



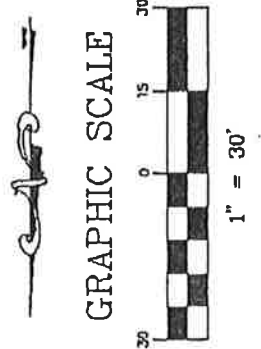
Tree Preservation/Buffer Section

No Scale

Date: May 14, 2004



- Legend**
- b-b = back of curb to back of curb
 - PL = Property line
 - R/W = Right-of-way



PRECEDENT
 Residential Development, LLC
 (317) 805-1280

falcon
 ENGINEERING, INC.
 13110 Promise Road Noblesville, IN 46050
 Phone: (317) 841-3141 Fax: (317) 841-9951

Lot Layout
 Thorpe Creek

Hamilton County, Indiana	Checked By	Approved By
Fishers, IN	Design By	
Thorpe Creek Township	Drawn By	
	AES	AES

"D4"

EXHIBIT C
Development Standards Matrix

Parcel	Land Use Type	Permitted Land Use	Acreage (Approximate)	Open Space Acreage	Dwelling Unit (Maximum)	Density	Square Feet per Residential Unit (Minimum)	Lot width (Minimum)	Front Setback (Minimum)	Rear Setback (Minimum)	Side Setback (Minimum)	Building Height (Maximum)
C-1	Single-Family detached	R-3	10.06	+2.64	18	1.79	2000 sq. ft. ranch 2400 sq. ft. multi-story	100'	25'	20'	6'	35'

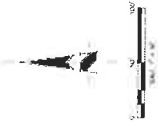


EXHIBIT D CONCEPT PLAN



Civil Engineering
GIS • L.S.
Land Surveying
Construction Structure



SUMMARY
NUMBER OF LOTS: 18
TOTAL ACRES: 10.02

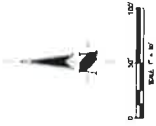


EXHIBIT E TRAIL AREA



Trail Area



Civil Engineering
GIS + US
Land Surveying
Landscape Architecture



SUMMARY
NUMBER OF LOTS: 18
TOTAL ACREAGE: 10.56



CITY COUNCIL STAFF REPORT

DEPARTMENT CONTACT:

Megan Schaefer, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 595-3213

DOCKET NUMBER:

TA #10125

PETITIONER/PROPERTY OWNER:

Grand Communities, LTD by Faegre Baker Daniels

PUBLIC HEARING DATE:

May 21, 2018

PROPERTY ADDRESS/LOCATION:

Generally located west of Florida Road, between E 113th Street and E 126th Street, also known as parcel 13-12-31-00-00-039.001.

SPECIFIC REQUEST: Consideration of a Text Amendment to the Thorpe Creek PUD to expand the PUD 10.06 acres to allow for eighteen (18) additional single-family lots.

SIZE OF PROPERTY:

10.06 acres

EXISTING ZONING:

PUD-R

EXISTING LAND USE:

Vacant

PROJECT SUMMARY:

Grand Communities is proposing the Thorpe Creek PUD be amended to incorporate an additional 10.06 acres into District C for the creation of eighteen (18) single-family lots.

LOCATION MAP:



STAFF RECOMMENDATION

<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> APPROVE WITH CONDITIONS	<input type="checkbox"/> DENY	<input type="checkbox"/> CONTINUE
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ATTACHMENTS

- SUBMITTED PLANS
- PUBLIC COMMENTS
- OTHER

- LEGAL NOTICE
- AGENCY COMMENTS
- LEGAL DESCRIPTION

PETITION HISTORY:

Thorpe Creek is a residential development located south of 126th Street and west of Southeastern Parkway. The Thorpe Creek PUD was originally approved in 2004. On September 19, 2005, that original Thorpe Creek PUD was amended by Ordinance No. 070605B to allow flexibility in lot widths, building separation and rear yard setbacks. The original developer (Precedent Residential Development, LLC) also made commitments concerning the use and development of lands within the Thorpe Creek PUD which were recorded on November 2, 2005. In 2011 & 2013 Fischer Development requested Commitment Modifications to these that removed the requirement for master bedrooms to be located on the first floor on homes in the Overlook at Thorpe Creek Sections 1 & 2.

Grand Communities, LTD is now requesting a Text Amendment to expand the Thorpe Creek PUD an addition ten (10) acres to the south. On April 11, 2018, the Plan Commission held the public hearing on this proposal. After conducting the public hearing, the Plan Commission voted unanimously to forward the proposed PUD Ordinance to the City Council with a favorable recommendation.

The subject property is currently going through the voluntary annexation process, with the potential earliest effective date of annexation being June 21, 2018.

PETITION OVERVIEW:

The new area will include eighteen (18) additional single-family residential lots, two (2) Tree Preservation Areas and a Trail Area reserved for the future Geist Greenway Trail. The lots will be included in District C-1 which has a minimum lot width requirement of one hundred (100) feet. The new area will connect to Thorpe Creek's District C to the north and a stub street will be provided to the south to connect to any future development. To the east of the new area lies rough terrain surrounding the Thorpe Creek waterway and to the west lies the proposed location of the Geist Greenway, making both sides unideal for stub streets.

Geist Greenway/Trail Easement

There is a Trail Area Exhibit included as a part of this Text Amendment which identifies the area where the Geist Greenway is proposed to be located on the subject property and the process the City must go through to obtain ROW or a trail easement in that location.

PUBLIC COMMENTS:

No comments have been received from the public at this time.

STAFF COMMENTS:

The proposed Text Amendment is compatible with the Comprehensive Plan, which identifies this parcel as future residential, and aligns with the Unified Development Ordinance's standards for its current zoning (R2 Residential). Staff is supportive of this request.

ATTACHMENTS: 1) Petitioner's Packet

Thorpe Creek

Planned Unit Development Amendment



FISCHER HOMES
FH


FISHERS
EST. 1872

PRESENTED BY
STEVEN D. HARDIN, ESQ.
**FAEGRE BAKER
DANIELS**

City Council | May 21, 2018

TABLE OF CONTENTS

THORPE CREEK PUD AMENDMENT



TABLE OF CONTENTS

Developer:
Grand Communities, LLC
Amanda Webb
3940 Olympic Boulevard, Suite 100
Erlanger, KY 41018

Builder:
Fischer Homes Indianapolis II, LLC
Sean Sullivan
6602 E. 75th Street, Suite 400
Indianapolis, IN 46250

Attorney:
Steven D. Hardin, Esq.
Mark R. Leach, Land Use Planner

Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600
Indianapolis, IN 46240

Telephone: 317.569.9600

Tab 1 _____
Executive Summary

Tab 2 _____
Aerial Location Map

Tab 3 _____
Concept Plan

Tab 4 _____
Illustrative Home Elevations

Tab 5 _____
Proposed PUD Ordinance

TAB 1

EXECUTIVE SUMMARY

THORPE CREEK PUD AMENDMENT



Grand Communities, LTD (“Grand Communities”) respectfully submits its request to add 10 +/- acres of land (the “Real Estate”) to the Thorpe Creek PUD. Grand Communities currently is developing Thorpe Creek, a single-family residential neighborhood located on the south side of 126th Street just west of Southeastern Parkway, and it is the contract purchaser of the Real Estate (please see the Aerial Location Map at Tab 2).

As shown at Tab 2, the Real Estate is located immediately south of and adjacent to Thorpe Creek’s District C. Grand Communities proposes to update the Thorpe Creek PUD Ordinance by including the Real Estate as District C-1. Fisher Homes currently is building the homes in District C, and it plans to offer the same series of homes within the Real Estate as it currently offers in District C. The eighteen homes to be built within the Real Estate are expected to range in price from \$580,000 to \$750,000+ with an average of \$700,000 (please see the Illustrative Home Elevations at Tab 4).

On April 11, 2018, the Plan Commission held the public hearing on this proposal. After conducting the public hearing, the Plan Commission voted unanimously to forward the proposed PUD Ordinance to the City Council with a favorable recommendation.

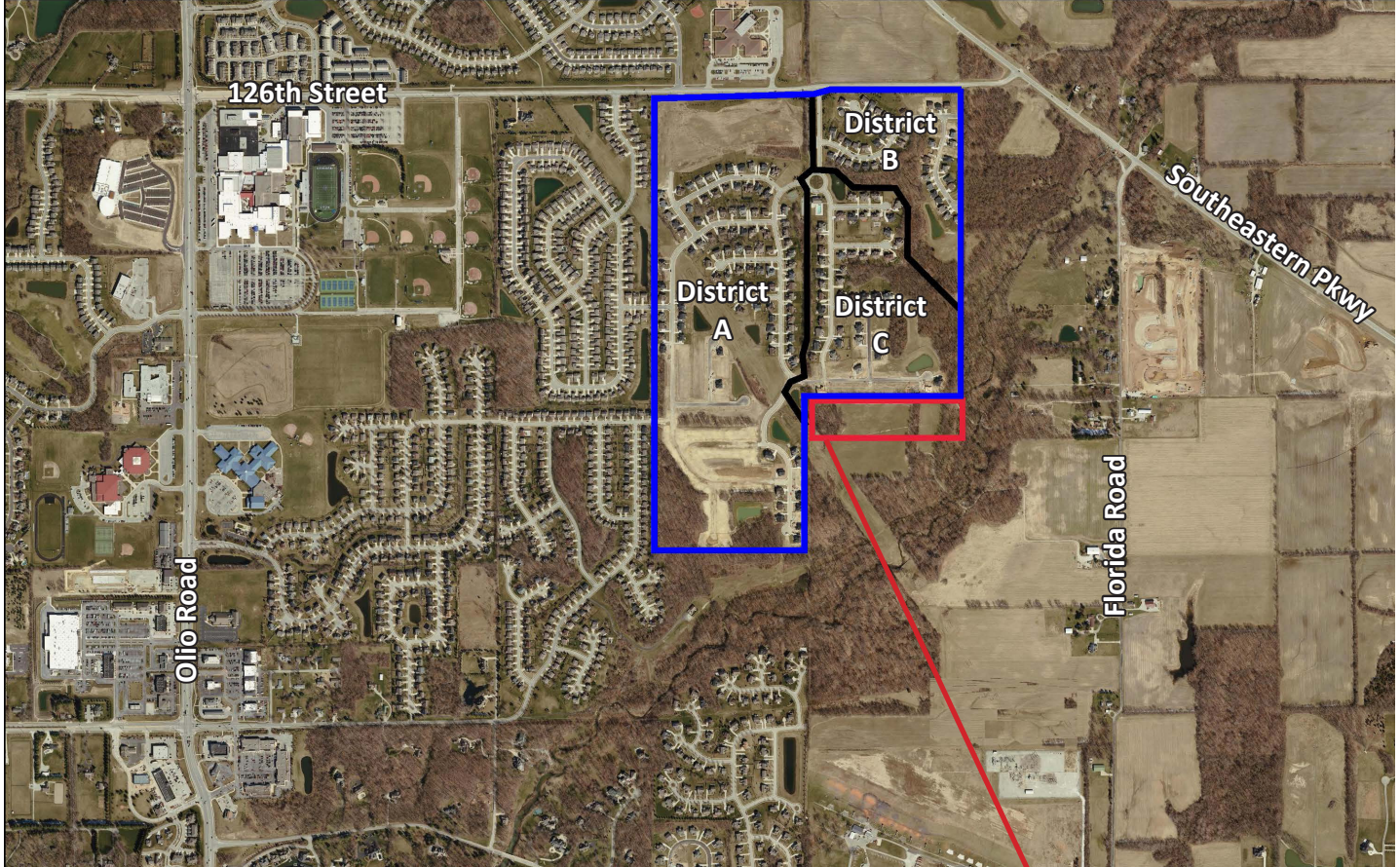
If approved, then site development work is anticipated to begin in summer 2019, with home construction starting in early 2020.



Thank you for your consideration.

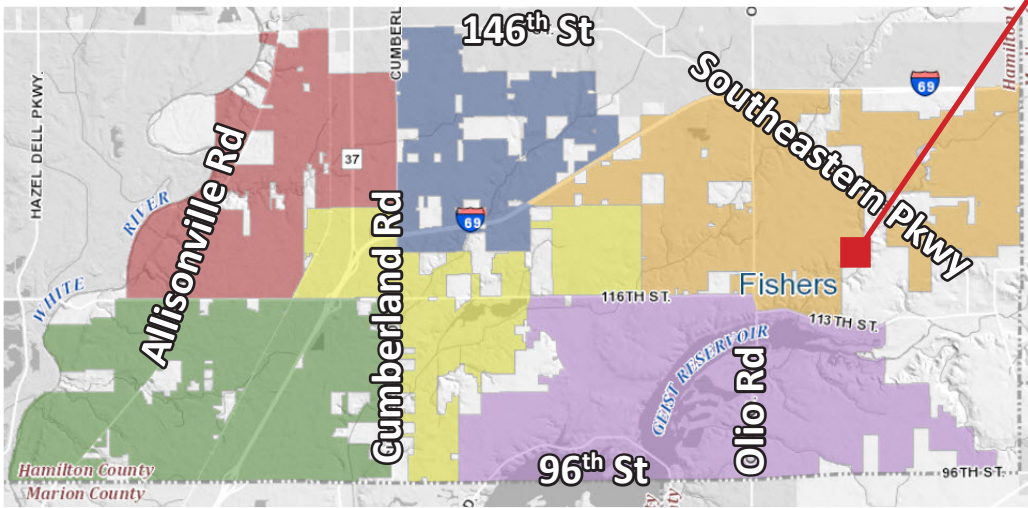
TAB 2

AERIAL LOCATION MAP

THORPE CREEK PUD AMENDMENT



-  Real Estate
-  Existing Thorpe Creek PUD



AERIAL LOCATION MAP

AMENDED THORPE CREEK PUD



TAB 3

CONCEPT PLAN

THORPE CREEK PUD AMENDMENT



TAB 4

ILLUSTRATIVE HOME ELEVATIONS

THORPE CREEK PUD AMENDMENT



TAB 5

ORDINANCE NO. XXXXXXX

**AN ORDINANCE AMENDING THE THORPE CREEK PUD ORDINANCE
BY ADDING 10+/- ACRES OF ADJACENT LAND**

This is an Ordinance adding 10+/- acres (the “Real Estate”) to Ordinance No. 070605B (the “Amended Thorpe Creek PUD Ordinance”). The Real Estate’s legal description and depiction are attached hereto as **Exhibit A**. The Amended Thorpe Creek PUD Ordinance was adopted on September 19, 2005, and is attached hereto and incorporated herein by reference as **Exhibit B**. The Real Estate is immediately south of and adjacent to District C within the Thorpe Creek PUD.

Grand Communities, LTD (“Grand Communities”) currently is developing the Thorpe Creek neighborhood and is the contract purchaser of the Real Estate. Grand Communities has requested that the Thorpe Creek PUD Ordinance be amended to include the Real Estate as District C-1.

NOW THEREFORE, the City Council hereby adopts this Ordinance as an amendment to the text of the Thorpe Creek PUD Ordinance and the City’s Zoning Map as follows:

Section 1. Text and Zoning Map Amendment

1.1 Amendment.

The Zoning Map is hereby amended to change the zoning classification of the Real Estate to Planned Unit Development (PUD), subject to the Thorpe Creek PUD Ordinance. The text of the Thorpe Creek PUD Ordinance is hereby amended to: (a) include the Real Estate as District C-1, subject to the standards applicable to District C and the Development Standards Matrix as shown on the attached **Exhibit C**; and (b) incorporate the Concept Plan for the Real Estate, as shown on the attached **Exhibit D**.

1.2 Trail Area.

The City of Fishers shall have the right to send to the owner of the Real Estate (the “Owner”) a written notice (the “Notice”) from the City that: (i) requests the Owner to grant the City the right to construct, use and maintain a public trail on the Real Estate within the area that is shown on **Exhibit E** (the “Trail Area”); (ii) includes a legal description and exhibit depicting the location of the Trail Area; and (iii) includes a form of right-of-way grant that reasonably reserves access and other uses in favor of the Owner (the “ROW Grant”). Within sixty (60) days after the Owner’s receipt of the Notice, the City and the Owner shall approve the terms and conditions of the ROW Grant, and neither party shall withhold, condition or delay its approval unreasonably. Once the ROW Grant has been approved by both parties, then the Owner shall execute it and provide it to the City. The Owner, in its sole discretion, may elect to grant the City an easement instead of a right-of-way. The ROW or easement shall be granted to the City at no cost.

Section 2. Effective Date

2.1

This Ordinance shall be effective with respect to the Real Estate upon adoption by the City Council and after occurrence of all other actions required by law. All provisions of the UDO in conflict herewith are hereby repealed.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

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

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2018, at _____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

Approved by: Christopher P. Greisl, City Attorney

Prepared by: Steven D. Hardin, Attorney at Law, Faegre Baker Daniels, LLP,
600 East 96th Street, Suite 600, Indianapolis, Indiana 46240, (317) 569-9600

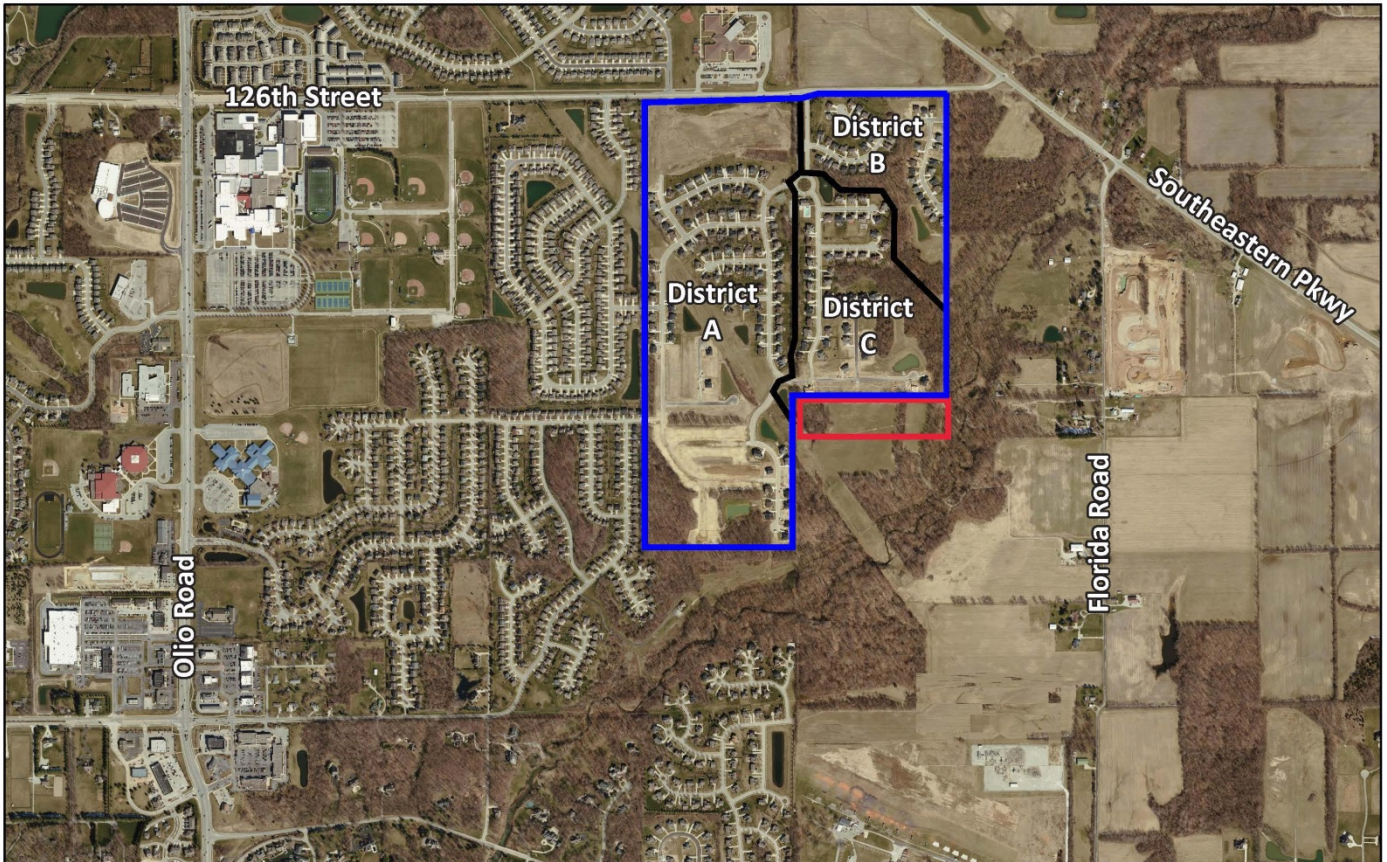
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Steven D. Hardin.

EXHIBIT A
Real Estate's Legal Description and Depiction

Part of the Southwest Quarter of Section 31, Township 18 North, Range 6 East, Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana, and being more particularly described as follows, to wit:

Commencing at a stone marking the Northeast corner of said Quarter Section and thence running South 89 degrees 48 minutes 32 seconds West along the North line of said Quarter Section 1320.00 feet to an iron rebar marking the POINT OF BEGINNING of the tract described herein; thence running South 00 degrees 00 minutes 00 seconds West parallel with the East line of said Quarter Section 330.00 feet to an iron rebar; thence running South 89 degrees 48 minutes 33 seconds West a distance of 1328.93 feet to an iron rebar set in the West line of said Quarter Section; thence running North 00 degrees 18 minutes 13 seconds East along the West line of said Quarter Section 330.00 feet to a stone marking the northwest corner of said Quarter Section; thence running North 89 degrees 46 minutes 32 seconds East along the North line of said Quarter Section 1327.18 feet to the Point of Beginning. Containing 10.061 acres, more or less.

Aerial Map



February 16, 2018

- Real Estate
- Existing Thorpe Creek PUD

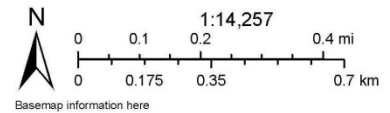


EXHIBIT B

ORDINANCE NO. 070605B

AN ORDINANCE AMENDING THE TEXT OF ORDINANCE NO. 021604A OF FISHERS, INDIANA

THIS ORDINANCE #070605B (the "Amended Thorpe Creek PUD") IS AN ORDINANCE APPLICABLE TO THE REAL ESTATE WHICH IS LEGALLY DESCRIBED IN WHAT IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A" AND AMENDING THE TEXT OF AN ORDINANCE OF FISHERS, INDIANA, DATED MAY 17, 2004 - Ordinance No. 021604A (the "Original Thorpe Creek PUD");

SECTION 1. DECLARATION

It is hereby ordained by the Town Council (the "Council") of the Town of Fishers, Indiana (the "Town") that (i) the text of the Original Thorpe Creek PUD is hereby amended as set forth in this Amended Thorpe Creek PUD and, to the extent there is any conflict between the Original Thorpe Creek PUD and this Amended Thorpe Creek PUD, this Amended Thorpe Creek PUD shall control and (ii) Commitments extended in connection with the Original Thorpe Creek PUD and recorded with the recorder of Hamilton County, Indiana, as Instrument Number 200400035674 (the "Original Commitments") are amended and replaced and superseded by the Commitments given in connection with this Amended Thorpe Creek PUD and attached hereto and incorporated herein by reference as Exhibit "D" (the "Amended Commitments").

SECTION 2. PURPOSE AND INTENT

The purpose and intent of this Amended Thorpe Creek PUD is to eliminate what is identified as District B in the Original Thorpe Creek PUD and to extend District A of the Original Thorpe Creek PUD into what was District B of the Original Thorpe Creek PUD so that (i) District A of this Amended Thorpe Creek PUD comprises both District A and District B of the Original Thorpe Creek PUD, (ii) District C of the Original Thorpe Creek PUD remains completely unchanged but is identified as District B under this Amended Thorpe Creek PUD and (iii) District D of the Original Thorpe Creek PUD remains completely unchanged but is identified as District C under this Amended Thorpe Creek PUD. The purpose and intent of the Amended Thorpe Creek PUD also remains to permit flexibility in lot widths, building separation and rear yard setbacks, and other standards set forth in this Amended Thorpe Creek PUD, while requiring compliance with (i) all other R3 Residential district standards and all development standards as specified in the Land Use Code of the Town of Fishers for District A and District C and (ii) all other R4C Residential district standards and all development standards as specified in the Land Use Code of the Town of Fishers for District B.

SECTION 3. DEFINITIONS

The following definitions shall apply throughout this Thorpe Creek PUD:

- A. Declaration.** The term "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions prepared and recorded by the Developer with the Recorder of Hamilton County, Indiana.

- B. **Detached Single Family Residence.** The term "Detached Single Family Residence" shall mean and refer to a single family residence which is not attached to another single family residence.
- C. **Developer.** The term Developer shall mean and refer to Precedent Residential Development, LLC, or its successors and assigns.
- D. **Development Standards Matrix.** The term Development Standards Matrix shall mean and refer to the Development Standards Matrix attached hereto and incorporated herein by reference as Exhibit "C".
- E. **District Map.** Attached hereto and incorporated herein by this reference as Exhibit "B" is a conceptual district map (the "District Map") which allocates the Real Estate into District A ("District A"), District B ("District B"), and District C ("District C"), and for which the Development Standards Matrix corresponds.
- E. **Homeowners Association.** The term "Homeowners Association" shall mean and refer to a non-profit corporation established by the Developer per the terms of the Declaration.

SECTION 4. LAND USE. All uses permitted under the R3 Residential district classification as specified in the Land Use Code of the Town, and amendments thereto, are permitted in District A and District C. All uses permitted under the R4C Residential district classification as specified in the Land Use Code of the Town, and any amendments thereto, are permitted in District B.

SECTION 5. DEVELOPMENT STANDARDS. All developmental standards specified in the Land Use Code of the Town shall apply to the Amended Thorpe Creek PUD unless (i) different standards are set forth in this Amended Thorpe Creek PUD or in the Commitments or (ii) such development standards specified in the Land Use Code of the Town are contrary to other approvals already obtained in connection with the Original Thorpe Creek PUD. The following standards shall be applicable to Districts A, B, and C:

- A. Street trees shall be planted on both sides of all streets internal to the subdivision, except (i) in those areas in which the Town's Subdivision Control Ordinance prohibits fences, walls, hedges, trees, or shrubs and (ii) on the west side of the cul-de-sac street, to be located in the southwest corner of the Real Estate adjacent to the Geist Overlook subdivision. The number of required street trees shall be the quotient equal to (i) the total lineal length of those segments of internal streets in which street trees are permitted to be planted divided by (ii) 50 feet. Street trees shall be placed approximately 50 feet on center, except in areas where utility regulations prohibit the placement of street trees. The planting strip shall be the area between the street and the sidewalk, and shall be a minimum of 4 feet in width (the "Planting Strip"). Street trees shall be a minimum of 2 inch caliper at planting, as measured 12 inches from the ground. Street trees shall be deciduous and selected from the Town of Fishers' approved List of Recommended Species. If, by reason of utility regulations, all of the required street trees cannot be planted within the Planting Strip, then there shall be planted, within a common area within the Real Estate, street trees equal in number to the difference between (i) the

required street trees and (ii) the number of street trees that are planted within the Planting Strip.

- B. Behind (i) all lots immediately adjacent to 126th Street, there shall be a twenty (20) foot common area adjacent to such thoroughfares or right-of-ways. Utility easements shall not exist within this twenty (20) foot common area. This common area shall contain either (i) a wall or fence of ornamental block, brick, metal or wood, or (ii) an undulating earthen berm (averaging four (4) to six (6) feet in height) in combination with landscape plant material. Evergreen or deciduous trees shall be planted at a minimum rate of eight (8) trees per one hundred (100) lineal feet and may be evenly spaced or clustered. Deciduous trees shall be of at least two (2) inch caliper at planting as measured twelve (12) inches above the ground, and evergreen trees shall be at least seven (7) feet in height at planting. A minimum of fifty (50) percent of such trees shall be evergreen trees. These improvements shall be provided by the Developer and maintained by the Homeowners Association.
- C. The height of accessory structures shall not exceed fifteen (15) feet.
- D. A standard landscaping package shall be included with each residence sold. This landscape package shall provide for trees and shrubs around the residence. In addition to the street tree requirement, each residence shall be planted with at least two (2) deciduous trees and/or evergreen trees, and a minimum of eleven (11) shrubs. The deciduous tree shall be of at least two-inch caliper at planting as measured twelve (12) inches from the ground, and the evergreen at least six (6) feet in height at planting.
- E. Street lights shall not exceed fifteen (15) feet in height, and shall be located at major intersections throughout the subdivision. The height of such lights shall be measured from the ground. Each light shall have shielding to direct light downward in order to minimize light spillover.
- F. Cul-de-sac islands, if required by the Town, shall be landscaped with plant material.
- G. All residences shall have a minimum two-car garage.
- H. Lot Coverage shall not exceed forty-five (45) percent.
- I. All lots shall have a minimum depth of one hundred twenty (120) feet.
- J. Side load or courtyard entry garages shall have two (2) windows located on the front elevation of the garage.
- K. Front loading garages protruding more than eight (8) feet shall also contain a window on the side of the garage closest to the entry to the residence.
- L. A third car garage may be added to residences. Any three (3) car driveway must taper to a maximum of sixteen (16) feet wide at the lot line.

- M. In order to achieve any of the following, one (1) driveway may serve two (2) residences, but not more than two (2) residences:
1. Remove garage entrances from the street; and/or
 2. Provide distinctive open space opportunities; and/or
 3. Take advantage of unique topography
- N. Residences with either (i) brick on at least fifty (50) percent of the area of the front facade (windows, doors, garage doors, accompanying frames and any other opening are excluded from calculations of the area) or (ii) a covered front porch, with railings, of at least eight feet in width and four feet in depth or a minimum of thirty-two (32) square feet, shall have at least two (2) of the following significant architectural design features. Residences with neither (i) fifty (50) percent brick on the area of the front facade (windows, doors, garage doors, accompanying frames and any other opening are excluded from calculations of the area) nor (ii) a front porch of the preceding dimensions shall have a combination of four (4) or more of the following features.
1. A reverse gable peak;
 2. A covered front porch, with railings on front and side, of at least eight (8) feet in width and four (4) feet in depth or a minimum of thirty-two (32) square feet;
 3. A thirty-two (32) inch brick or stone plinth with water table on all sides;
 4. Architectural treatment on gable ends;
 5. Two separate overhead garage doors for each two (2) car garage, and three (3) separate overhead garage doors for each three (3) car garage;
 6. Covered front stoop/steps with pathway leading from sidewalk or driveway;
 7. A bay-window on the front elevation;
 8. Architecturally treated entranceways for residences without a front porch;
 9. Garage doors containing windows of high standard and quality;
 10. Overhang or soffit of at least eight (8) inches from exterior walls;
 11. Transom windows;
 12. A veranda/balcony;

13. Two or more roof planes;
14. A brick accent area of at least twenty-five (25) percent of the area of the front elevation (windows, doors, garage doors, accompanying frames and any other openings are excluded from calculations of the area);
15. At least two (2) dormers;
16. At least two (2) feet of relief at two (2) or more points along the front facade elevation, excluding relief for doors and windows and garage;
17. Decorative shutters; or
18. Architecturally-enhanced articulated trim moldings, such as fipons above windows.

SECTION 6. PROCEDURES

The adoption of this Amendment and the subsequent consideration of any detailed and final development plan shall be consistent and pursuant to the provisions of the Exit 10 Planned Unit Development Committee and the Planned Unit Development process as set forth in Section 151.072 Planned Unit Development District. Any requirements not specified by this Amendment or the Original PUD shall be subject to Chapters 151.064 R3 Residential District of the Town of Fishers Code of Land Use Ordinances.

With respect to approvals not already obtained, the petitioner shall follow all Procedures for Detailed Development Plan Approval, provided by Department of Development staff. In addition, with respect to approvals pertaining to that which was District B of the Original Thorpe Creek PUD and which has been absorbed into District A by this Amended Thorpe Creek PUD, the petitioner shall:

- A. Meet with staff to discuss the project;
- B. Meet with the PUD Committee to present preliminary plans and drawings for the project; the PUD Committee will review the preliminary plans and drawings and will make a recommendation to the Plan Commission;
- C. Submit preliminary elevations and lighting along with material samples, color boards and other materials which further illustrate the project to the PUD committee. Also submit lot foundation landscaping plans, perimeter landscaping plans, entrance plans with signage and landscaping, a street tree plan, lighting plan with examples of street lights, and preliminary elevations with material samples, color boards and other materials, which further illustrate the project to the PUD Committee. The above criteria shall also include custom lots. Custom lots will be reviewed on an individual basis as plans are submitted for building permits to insure all custom lots meet architectural and landscaping standards; and

- D.** Meet with the PUD Committee for review of the final detailed development plan and approval of final plans and drawings for the project,

SECTION 7. APPROVAL

This Amendment, including the commitments attached hereto, made a part hereof, and marked Exhibit "D", 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 19th day of Sept, 2005.

THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

AYE	NAY
BY: <u>Scott A. Faultless</u>	_____
<u>Eileen N. Pritchard</u>	_____
<u>Timothy O. Lima</u>	_____
<u>Stuart F. Easley</u>	_____
<u>Daniel E. Henke</u>	_____
<u>Charles P. White</u>	_____
<u>David C. George</u>	_____

ATTEST: Linda Gaye Cordell DATE: 9-19-05
Linda Gaye Cordell, Clerk-Treasurer,
Town of Fishers, Indiana

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

EXHIBIT "A"

SURVEY LAND DESCRIPTION

A part of the Northwest Quarter of Section 31, Township 18 North, Range 6 East in Hamilton County, Indiana described as follows:

Beginning at the Northwest Corner of the Northwest Quarter of said Section 31: thence North 89 degrees 34 minutes 36 Seconds East along the north line of said northwest quarter a distance of 1315.45 feet to the East Line of the West Half of the said quarter section; thence South 00 degrees 29 minutes 20 seconds East along said east line a distance of 2681.38 feet to the south line of the said northwest quarter section; thence South 89 degrees 35 minutes 55 seconds West along said south line a distance of 1319.30 feet to a stone marking the Southwest Corner of said quarter section; thence North 00 degrees 24 minutes 25 seconds West along the West line of said quarter section a distance of 2652.48 feet to a railroad spike marking the Northeast Corner Section 36, Township 18 North, Range 5 East; thence North 00 degrees 22 minutes 55 seconds West continuing along said west line a distance of 28.40 feet to the Point of Beginning, containing 81.09 acres, more or less.

AND

The East Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, all in Section 36, Township 18 North, Range 5 East in Hamilton County, Indiana described as follows:

Beginning at a railroad spike marking the Northeast Corner of the Northeast Quarter of said Section 36; thence South 00 degrees 24 minutes 25 seconds East along the East line of the Northeast Quarter Section of said Section 36 a distance of 2652.48 feet to a stone marking the Southeast Corner of the Northeast Quarter of said Section 36; thence South 00 degrees 05 minutes 36 seconds West along the East line of the Southeast Quarter of said Section 36 a distance of 1335.12 feet to a 5/8 inch capped rebar with yellow plastic cap stamped, "SCHNEIDER ENG FIRM #0001", hereinafter referred to as Schneider rebar found marking the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 36; thence South 88 degrees 52 minutes 09 seconds West along the south line said quarter quarter section a distance of 1324.34 feet to a Schneider rebar found marking the Southwest Corner of said quarter quarter section; thence North 00 degrees 06 minutes 10 seconds West along the West Line of said quarter quarter section a distance of 1334.90 feet to a Schneider rebar marking the Northwest Corner of said quarter quarter section and being the Southwest Corner of the East Half of the Northeast Quarter of said Section 36; thence North 00 degrees 16 minutes 58 seconds West along the west line of said east half a distance of 2661.63 feet to a mag nail found marking

the Northwest Corner of the East Half of the Northeast Quarter of said Section 36; thence North 89 degrees 15 minutes 22 seconds East along the North Line of the Northwest Quarter of said Section 36 a distance of 1323.06 feet to the Point of Beginning, containing 121.53 acres, more or less.

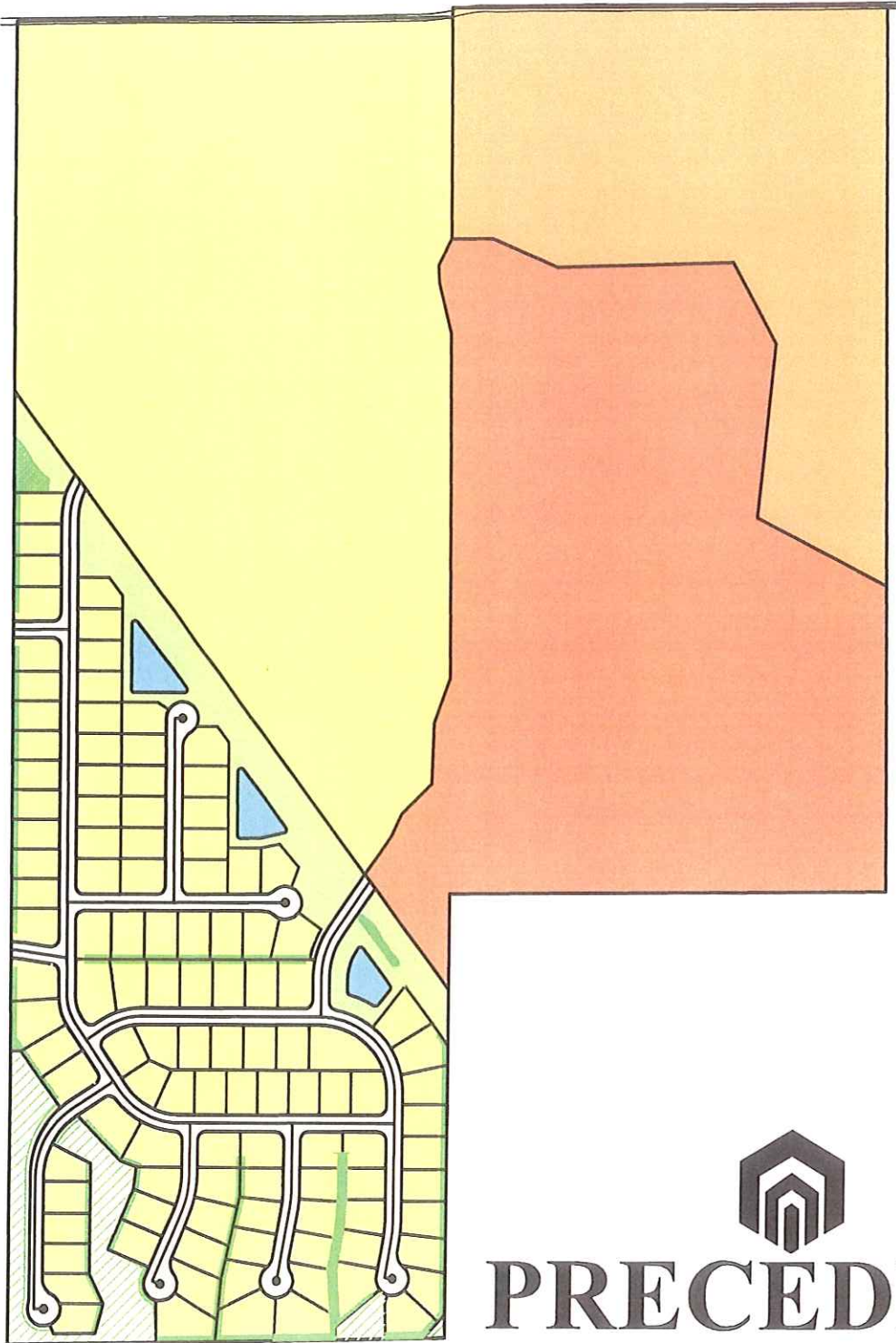
For a combined acreage of 202.62 acres.

H:\Janet\Precedent\Thorpe Creek\Text Amendment\Ordinance-Execution Copy 091405.doc




Date: June 21, 2005


Thorpe Creek

Conceptual Site Development Plan






Scale: 1"=500'

-  Tree Preservation Area
-  Tree Conservation Area
-  Green Space

 Addition to District "A"

Area previously Zoned and Preliminary Platted

-  District "A"
-  District "B"
-  District "C"



PRECEDENT

Residential Development, LLC

(317) 805-1280

falcon
ENGINEERING, INC.

NOTE: THIS DRAWING IS A PRELIMINARY SITE DEVELOPMENT PLAN. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE PLAN AT THEIR DISCRETION WITHOUT NOTICE.

7/6/2005

**THORPE CREEK
PUD-M Development Standards Matrix**

Parcel	Land Use Type	Permitted Land Use	Acreage	Open Space Acreage	Dwelling Unit (Maximum)	Density	Square Feet Per Residential Unit (Minimum)	Lot Width (Minimum)	Front Setback (Minimum)	Rear Setback (Minimum)	Side Setback (Minimum)	Building Height (Maximum)
A	Single-family detached	R3	119.01	±24.24	230	1.93	1800 sq. ft. ranch 2300 sq. ft. multi-story	90'	25'*	20' **	6'	35'
B	Single-family detached	R4-C	31.42	±10.03	61	1.94	1800 sq. ft. ranch 2100 sq. ft. multi-story	70'	25'	20'	6'	35'
C	Single-family detached	R-3	52.18	±14.25	85	1.63	2000 sq. ft. ranch 2400 sq. ft. multi-story	100'	25'	20'	6'	35'
TOTAL:			202.61	48.52	376	1.86						

* Provided, however, that the front yard setback applicable to the 6 lots on the east side of the street and cul-de-sac in the southwest corner of District "A" shall be 20'.

** Provided, however, that the rear yard setback applicable to the 6 lots on the east side of the street and cul-de-sac in the southwest corner of District "A" shall be 15'.

Cross Reference: Those Commitments Concerning the Use and Development of Real Estate recorded on May 25, 2005 as Instrument No. 200400035674 in the Office of the Recorder of Hamilton County, Indiana.

**COMMITMENTS CONCERNING THE USE
AND DEVELOPMENT OF REAL ESTATE**

PRECEDENT RESIDENTIAL DEVELOPMENT, LLC, (hereafter, "Precedent"), the owner of the real estate located in Hamilton County, Indiana, and described in what is attached hereto and incorporated herein by referenced as Exhibit "A" (the "Real Estate"), makes the following Commitments (the "Commitments") to the Advisory Plan Commission of the Town of Fishers (the "Plan Commission") and the Town Council of the Town of Fishers, Indiana (the "Council") for the Thorpe Creek Subdivision.

Section 1. Cross Reference. These Commitments are made in connection with approvals obtained under Docket Number 8-TA-05 and Ordinance Number 070605B, and amends, replaces and supersedes those Commitments Concerning the Use and Development of Real Estate recorded on May 25, 2005 as Instrument No. 200400035674 in the Office of the Recorder of Hamilton County, Indiana.

Section 2. Exhibits. The following exhibits are attached hereto and incorporated herein by reference:

Exhibit "A". Attached hereto and incorporated herein by reference as Exhibit "A" is the legal description of the real estate (the "Real Estate");

Exhibit "B". Attached hereto and incorporated herein by reference as Exhibit "B" is the conceptual district map (the "District Map") which apportions the Real Estate into districts A, B and C (the "Districts");

Exhibit "C". Attached hereto and incorporated herein by reference as Exhibit "C" is the development standards matrix (the "Development Standards Matrix") which specifies the development standards applicable to each District;

Exhibit "D". Attached hereto and incorporated herein by reference as Exhibit "D" in 4 parts is what shall hereafter be referred to as the "Southwest Corner Drawings".

Section 3. Definitions. Different words and terms are defined throughout these Commitments and, further, the following definitions shall apply throughout these Commitments:

1. Conservation Area. The term "Conservation Area" shall mean and refer to the areas identified on Exhibit B as Conservation Areas located within lots. The secondary plat of the Real Estate, to be recorded with the Recorder of Hamilton County, Indiana, shall also identify the Conservation Areas. These Conservation Areas will be generally in the area identified on Exhibit B; however, the exact area of the Conservation Area shall be as designated on the final plat by the Developer, in the Developer's sole discretion.
2. Detached Single Family Residence. The term "Detached Single Family Residence" shall mean and refer to a single family residence which is not attached to another single family residence;
3. Developer. The term "Developer" shall mean and refer to Precedent Residential Development, LLC, and its successors and assigns.
4. Homeowners Association. The term "Homeowners Association" shall mean and refer to a non-profit corporation established by the Developer per the terms of the Umbrella Declaration.
5. Masonry. Brick, stone, cultured stone, EIFS, stucco, or the equivalent.
6. Preservation Area. The term "Preservation Area" shall mean and refer to the areas identified on Exhibit B as Preservation Areas located within common areas. The secondary plat of the Real Estate, to be recorded with the Recorder of Hamilton County, Indiana, shall also identify the Preservation Areas. These Preservation Areas will be generally in the area identified on Exhibit D; however, the exact area of the Preservation Area shall be as designated on the final plat by the Developer, in the Developer's sole discretion.
7. Southwest Cul-de-sac. The term "Southern Cul-de-sac" shall mean and refer to the cul-de-sac, to the east of which are six (6) lots, as shown on the District Map in the southwest corner of District A.
8. Umbrella Declaration. The term "Umbrella Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to all Districts prepared and recorded by the Developer with the Recorder of Hamilton County, Indiana.

Section 4. Commitments Applicable to All Districts. The following commitments are applicable to all Detached Single Family Residences within any District:

1. Decorative Washington-style street lights, or similar style street lights, with reflectors, shields, and attached decorative street signs, shall be utilized and shall be maintained by

the Homeowners Association and/or Neighborhood Association designated by the Developer.

2. Traffic control signage shall be mounted on decorative posts, similar in style to the decorative street lights, and shall also be maintained by the Homeowners Association and/or Neighborhood Association designated by the Developer.
3. The colors utilized for exterior building materials, other than brick and stone, shall feature a base color with natural tones and subtle hues, and may be accented with brighter, more intense or complimentary contrasting tones.
4. All fences shall be subject to review and approval by the Architectural Review Committee, and shall comply with the following requirements:
 - A. Front yard fences shall not exceed forty-two (42) inches in height and shall be a minimum of 50% open. Unless otherwise restricted or qualified in these Commitments, fences in all yards other than front yards shall not exceed six (6) feet in height.
 - B. Stockade fences are prohibited.
 - C. Any fence located between a residence adjacent to 126th Street shall be a wood shadow box style fence not greater than five (5) feet in height.
5. Mini barns are prohibited.
6. Residences which are identical or substantially similar in appearance shall not be located on adjacent lots or directly across the street from each other.

Section 5. District A Commitments. The following commitments shall apply to District A:

1. Uniform mailboxes shall be used for each residence within District A;
2. The permitted exterior building material shall be decorative precast panels, Masonry, wood, composite lap, Hardi-Plank or similar type siding, or shingle siding. Vinyl is not permitted as an exterior building material; provided, however, that vinyl-clad windows and soffits shall be permitted.
3. The first floor of the rear elevation of all residences which are immediately adjacent to 126th Street shall be all Masonry, excluding windows, doors, and garage doors.

4. The roofs on all primary structures shall be at a pitch of 6 vertical to 12 horizontal (6:12); provided, however, that ancillary roofs may have a lesser pitch.
5. The exterior building materials on all fireplace chases on the exterior of a residence shall be masonry; provided, however, that interior or direct vent fireplaces shall not require masonry exteriors.
6. The minimum square footage (i) for a ranch home with one occupiable floor shall be 1,800 square feet, exclusive of garages, porches, and basements, and (ii) for a multi-level residence shall be 2,300 square feet, exclusive of garages, porches, and basements.
7. All residences shall have either (i) a dusk to dawn, garage-mounted coach light or (ii) a dusk to dawn yard light.
8. All residences shall have address stones or decorative address plaques.

Section 6. District B Commitments. The following commitments shall apply within District B:

1. Uniform mailboxes shall be used for each residence within District B.
2. The Developer will establish a Neighborhood Declaration which shall offer all residences lawn and landscaping maintenance, and snow removal, all (i) in a manner and to an extent to be determined by the Developer in its discretion and (ii) to be paid directly by each residence directly to the sub-contractors.
3. The permitted exterior building material shall be decorative precast panels, Masonry, wood, composite lap, Hardi-Plank or similar type siding, or shingle siding. Vinyl is not permitted as an exterior building material; provided, however, that vinyl-clad windows and soffits shall be permitted.
4. The first floor of all four elevations on all residences immediately adjacent to 126th Street shall be of Masonry material, excluding windows, doors, and garage doors.
5. All homes shall have a light at the front door.
6. The roofs on all primary structures shall be at a pitch of 6 vertical to 12 horizontal (6:12); provided, however, that ancillary roofs may have a lesser pitch.

7. The exterior building materials on all fireplace chases on the exterior of a residence shall be Masonry; provided, however, that interior or direct vent fireplaces shall not require masonry exteriors.
8. The minimum square footage (i) for a ranch home with one occupiable floor shall be 1,800 square feet, exclusive of garages, porches, and basements, and (ii) for a multi-level residence shall be 2,100 square feet, exclusive of garages, porches, and basements.
9. Each residence shall incorporate a floor plate of at least nine (9) feet on the first or main floor of the residence.
10. Each residence shall have a master bedroom on the first or main floor of the residence.
11. All residences shall have address stones or decorative address plaques.
12. All metal flue terminations shall be painted black and located to the rear or side elevation of the residence.
13. All residences shall have a minimum eight (8) inch roof overhang.

Section 7. District C Commitments. The following commitments shall apply to District C:

1. Uniform mailboxes shall be used for each residence within District C.
2. The permitted exterior building material shall be decorative precast panels, Masonry, wood, composite lap, Hardi-Plank or similar type siding, or shingle siding. Vinyl is not permitted as an exterior building material; provided, however, that vinyl-clad windows and soffits shall be permitted.
3. The roofs on all primary structures shall be at a pitch of 6 vertical to 12 horizontal (6:12); provided, however, that ancillary roofs may have a lesser pitch.
4. The exterior building materials on all fireplace chases on the exterior of a residence shall be Masonry; provided, however, that interior or direct vent fireplaces shall not require masonry exteriors.
5. The minimum square footage (i) for a ranch home with one occupiable floor shall be 2,000 square feet, exclusive of garages, porches, and basements, and (ii) for a multi-level residence shall be 2,400 square feet, exclusive of garages, porches, and basements.

6. All residences shall have either (i) a dusk to dawn garage-mounted coach light or (ii) a dusk to dawn yard light.
7. All residences shall have address stones or decorative address plaques.
8. The Umbrella Declaration shall reserve and dedicate to the Town a thirty (30) foot trail way easement, from the top of bank of Thorpe Creek, across the southeast corner of District C, in the area identified on the District Map as "Greenway Trail".

Section 8. Central Park Commitments. The Developer shall install the following within the central park, all of which shall hereafter be referred to as the Improvements:

1. One swimming pool of approximately one thousand nine hundred fifty (1950) square feet;
2. One wading pool of approximately one hundred forty (140) square feet;
3. One pool house;
4. One basketball court;
5. One playground containing playground equipment appropriate for preschool children through grade school children;
6. Landscaping to provide shade around seeding areas, playgrounds, and parking lots, and to define pedestrian ways. Such landscaping shall include, but shall not be limited to, a combination of deciduous trees, evergreens, and ornamental flowering species.

The Improvements shall be of a type, location, size, design, configuration, architecture, and composition determined by the Developer in the Developer's sole discretion.

Section 9. Conservation Area Commitments. The commitments applicable to the Conservation Areas are as follows:

1. Except as noted immediately below, each builder and/or Developer shall endeavor to conserve trees within the Conservation Area, and owners of lots shall not remove trees within Conservation Areas:
 - A. The clearing of underbrush, as defined and determined by the Developer's certified arborist or landscape architect, and the clearing of dead trees shall be allowed;

- B. The removal of trees necessary for the installation of utilities, walking trails, and drainage improvements and infrastructure shall be allowed; and
- C. Trees may be removed as necessary for public health and safety .

Except as set forth immediately above in subparagraphs A, B, and C, each tree within the Conservation Area which is badly damaged or destroyed by a lot owner or during the course of construction activities and which is greater than four (4) inches in diameter, measured six (6) inches above the ground, shall be replaced within one (1) year, by the person or entity causing such damage or destruction, with a tree which is at least two and one-half (2-1/2) inches in diameter measured six (6) inches above the ground. Any trees which are so replaced and which die within one (1) year of their planting shall promptly be replaced with a substantially similar tree.

Section 10. Preservation Area Commitments. The commitments applicable to Preservation Areas shall be as follows:

- 1. Preservation Areas shall be owned and maintained by the Homeowners Association as a common area, and residential construction shall not occur within the Preservation Areas. Except as noted immediately below, each builder and/or developer shall endeavor to preserve trees within the Preservation Areas, and the owners of lots or the Homeowners Association shall not remove trees within the Preservation Areas:
 - A. The clearing of underbrush and dead trees shall be allowed;
 - B. The removal of trees necessary for the installation of utilities, drainage improvements and infrastructure, and trails shall be allowed; and
 - C. The removal of trees for public health and safety shall be allowed.

Except as set forth in paragraphs A, B, and C immediately above, each tree within the Preservation Area which is badly damaged or destroyed by a lot owner or during the course of construction activities and which is greater than four (4) inches in diameter, measured six (6) inches above the ground, shall be replaced within one (1) year, by the person or entity causing such damage or destruction, with a tree which is at least two and one-half (2-1/2) inches in diameter measured six (6) inches above the ground. Any trees which are so replaced and which die within one (1) year of their planting shall promptly be replaced with a substantially similar tree.

2. Subject only to alteration and tree removal in order to accommodate drainage, utilities, and trails, the flood plain along Thorpe Creek shall be maintained in its natural state, to the best of the Developer's ability.

Section 11. Southwest Corner

As illustrated on the Southwest Corner Drawings, (i) to the west of the Southwest Cul-de-sac there shall be fifty-five (55) feet of tree preservation, the installation of a two (2) to three (3) foot high dry stacked stone wall, and twenty-six (26) foot wide pavement within a forty (40) foot right-of-way and (ii) to the south of the Southwest Cul-de-sac there shall be forty-five (45) feet of tree preservation.

Section 12. Binding on Successors

These Commitments are binding on the Owner of the Real Estate, each subsequent Owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified or terminated by the Commission. These Commitments may be modified or terminated only by a decision of the Plan Commission after a public hearing wherein notice as provided by the rules of the Plan Commission has been made. The provisions of this paragraph 12 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter reclassified (rezoned) on the Town's Official Zone Map.

Section 13. Effective Date

The Commitments contained herein shall be effective upon the enactment of the Amended Thorpe Creek PUD Ordinance Number 070605B.

Section 14. Recording

The undersigned hereby authorizes the Secretary of the Commission to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 15. Release of Prior Commitments

The prior commitments recorded on May 25, 2005 as Instrument No. 200400035674 in the Office of the Recorder of Hamilton County, Indiana, are amended, released, replaced and superseded by these Commitments.

Section 16. Enforcement

These Commitments may be enforced by the Commission and the Town Council of Fishers, Indiana and any property owner within or immediately adjacent to the Real Estate.

IN WITNESS WHEREOF, PRECEDENT RESIDENTIAL DEVELOPMENT, LLC, has caused these Commitments to be executed as of the date first written above.

PRECEDENT RESIDENTIAL DEVELOPMENT, LLC

By: *Douglas B. Wagner*
Douglas B. Wagner, Vice President

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared *Douglas B. Wagner*, as Vice President, Precedent Residential Development, LLC, and having been duly sworn, acknowledged execution of the foregoing Commitments.

Witness my hand and Notarial Seal this 14th day of Sept., 2005.

My Commission Expires:

Residing in _____ County

Sandra A. Rice
Notary Public

SANDRA A. RICE, Notary Public
My Commission Expires Jan. 02, 2013
County of Residence: MARION

Printed Name

Prepared By: Douglas B. Wagner, Vice President, Precedent Residential Development, LLC.

Reviewed By: Charles D. Frankenberger, Nelson & Frankenberger, 3105 East 98th Street, Suite 170, Indianapolis, Indiana 46280 (317) 844-0106.

EXHIBIT "A"

SURVEY LAND DESCRIPTION

A part of the Northwest Quarter of Section 31, Township 18 North, Range 6 East in Hamilton County, Indiana described as follows:

Beginning at the Northwest Comer of the Northwest Quarter of said Section 31: thence North 89 degrees 34 minutes 36 Seconds East along the north line of said northwest quarter a distance of 1315.45 feet to the East Line of the West Half of the said quarter section; thence South 00 degrees 29 minutes 20 seconds East along said east line a distance of 2681.38 feet to the south line of the said northwest quarter section; thence South 89 degrees 35 minutes 55 seconds West along said south line a distance of 1319.30 feet to a stone marking the Southwest Corner of said quarter section; thence North 00 degrees 24 minutes 25 seconds West along the West line of said quarter section a distance of 2652.48 feet to a railroad spike marking the Northeast Corner Section 36, Township 18 North, Range 5 East; thence North 00 degrees 22 minutes 55 seconds West continuing along said west line a distance of 28.40 feet to the Point of Beginning, containing 81.09 acres, more or less.

AND

The East Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, all in Section 36, Township 18 North, Range 5 East in Hamilton County, Indiana described as follows:

Beginning at a railroad spike marking the Northeast Corner of the Northeast Quarter of said Section 36; thence South 00 degrees 24 minutes 25 seconds East along the East line of the Northeast Quarter Section of said Section 36 a distance of 2652.48 feet to a stone marking the Southeast Corner of the Northeast Quarter of said Section 36; thence South 00 degrees 05 minutes 36 seconds West along the East line of the Southeast Quarter of said Section 36 a distance of 1335.12 feet to a 5/8 inch capped rebar with yellow plastic cap stamped, "SCHNEIDER ENG FIRM #0001", hereinafter refered to as Schneider rebar found marking the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 36; thence South 88 degrees 52 minutes 09 seconds West along the south line said quarter quarter section a distance of 1324.34 feet to a Schneider rebar found marking the Southwest Corner of said quarter quarter section; thence North 00 degrees 06 minutes 10 seconds West along the West Line of said quarter quarter section a distance of 1334.90 feet to

a Schneider rebar marking the Northwest Corner of said quarter quarter section and being the Southwest Corner of the East Half of the Northeast Quarter of said Section 36; thence North 00 degrees 16 minutes 58 seconds West along the west line of said east half a distance of 2661.63 feet to a mag nail found marking the Northwest Corner of the East Half of the Northeast Quarter of said Section 36; thence North 89 degrees 15 minutes 22 seconds East along the North Line of the Northwest Quarter of said Section 36 a distance of 1323.06 feet to the Point of Beginning, containing 121.53 acres, more or less.

For a combined acreage of 202.62 acres.




Date: June 21, 2005

Thorpe Creek

Conceptual Site Development Plan



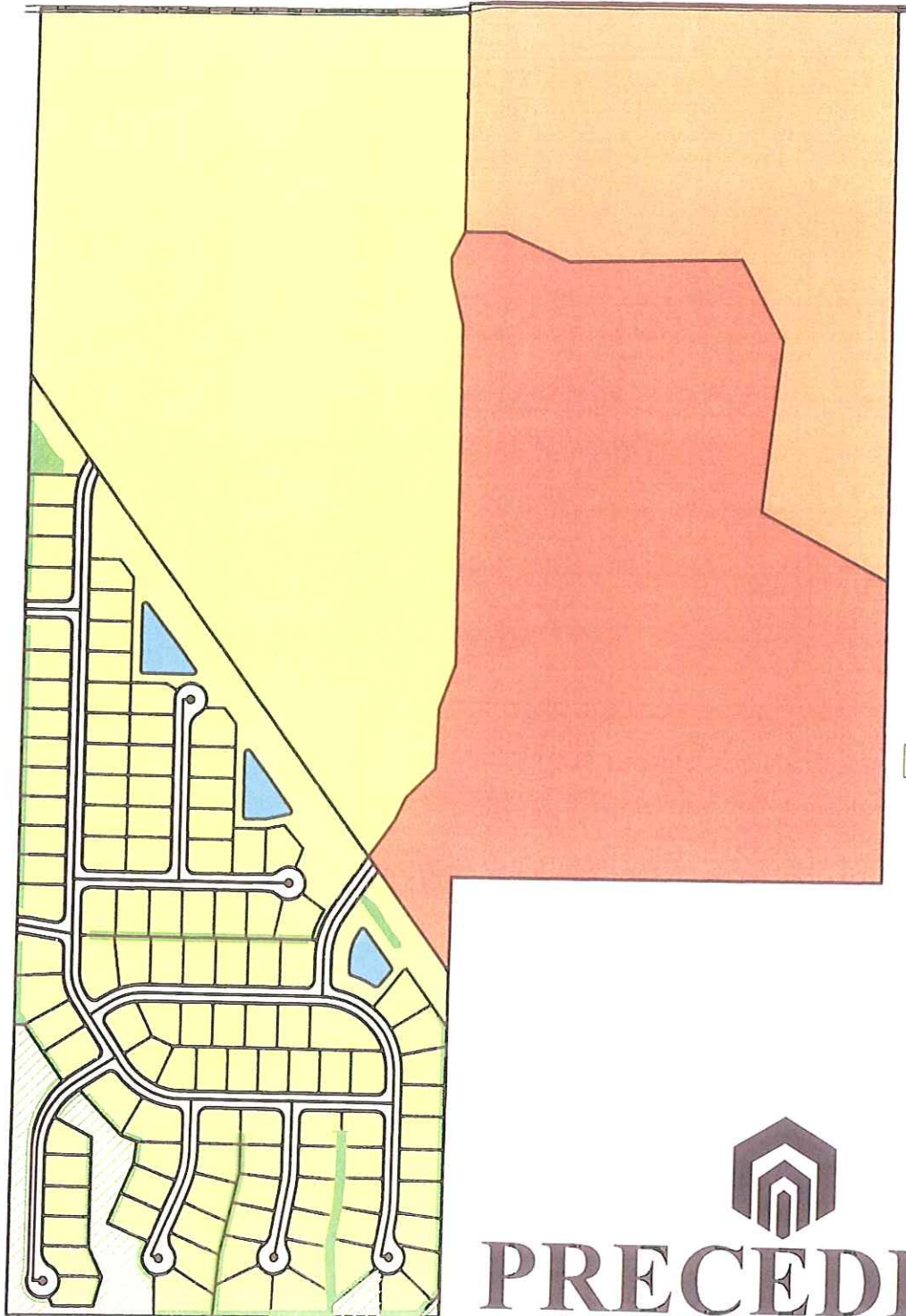
Scale: 1"=500'

-  Tree Preservation Area
-  Tree Conservation Area
-  Green Space

 Addition to District "A"

Area previously Zoned and Preliminary Platted

-  District "A"
-  District "B"
-  District "C"



PRECEDENT

Residential Development, LLC

(317) 805-1280

falcon
ENGINEERING, INC.

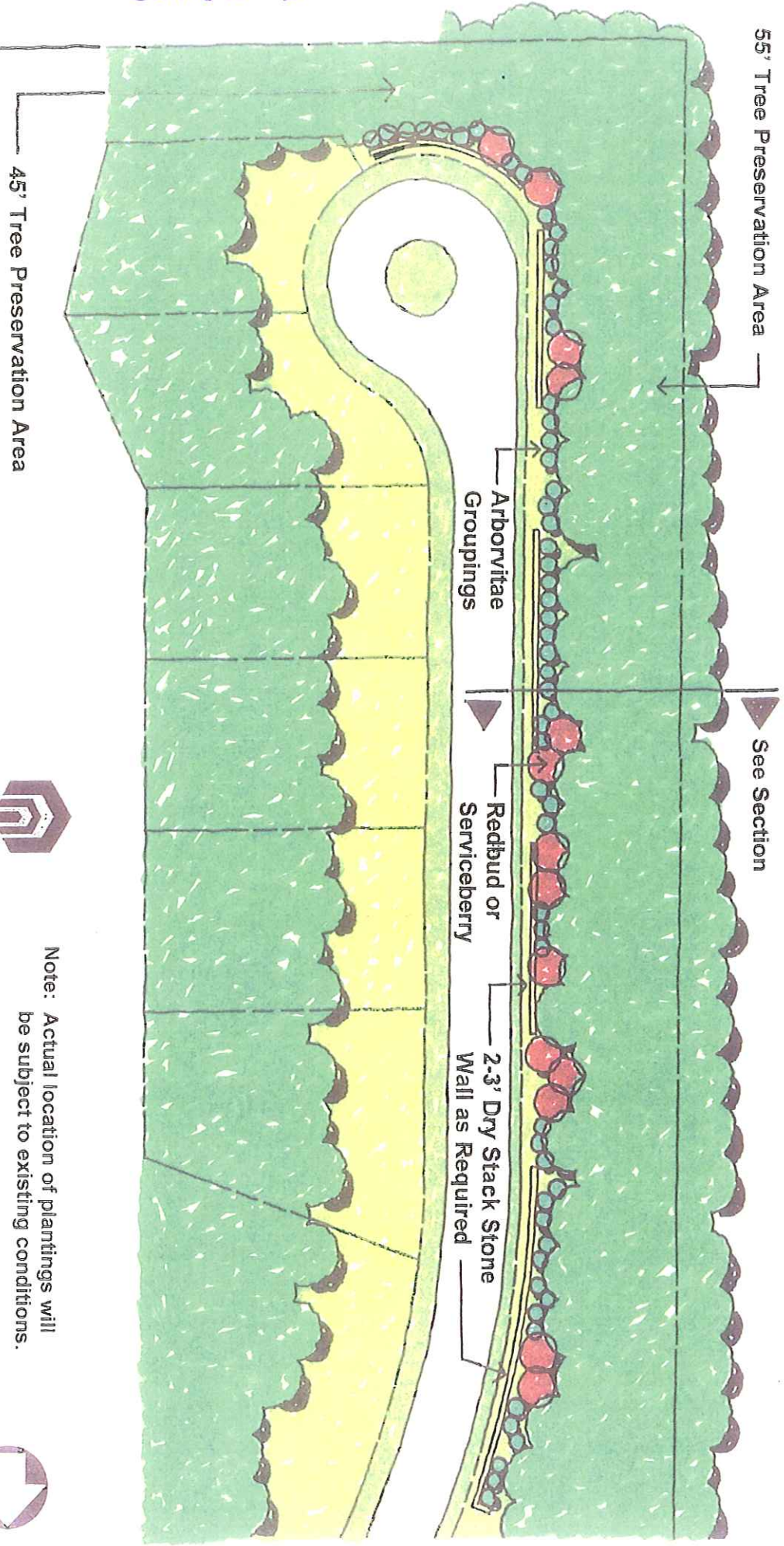
NOTE: THIS DRAWING IS A PRELIMINARY SITE DEVELOPMENT PLAN. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE PLAN AT THEIR DISCRETION WITHOUT NOTICE.

**THORPE CREEK
PUD-M Development Standards Matrix**

7/6/2005

Parcel	Land Use Type	Permitted Land Use	Acreage	Open Space Acreage	Dwelling Unit (Maximum)	Density	Square Feet Per Residential Unit (Minimum)	Lot Width (Minimum)	Front Setback (Minimum)	Rear Setback (Minimum)	Side Setback (Minimum)	Building Height (Maximum)
A	Single-family detached	R3	119.01	±24.24	230	1.93	1800 sq. ft. ranch 2300 sq. ft. multi-story	90'	25' *	20' **	6'	35'
B	Single-family detached	R4-C	31.42	±10.03	61	1.94	1800 sq. ft. ranch 2100 sq. ft. multi-story	70'	25'	20'	6'	35'
C	Single-family detached	R-3	52.18	±14.25	85	1.63	2000 sq. ft. ranch 2400 sq. ft. multi-story	100'	25'	20'	6'	35'
TOTAL:			202.61	48.52	376	1.86						

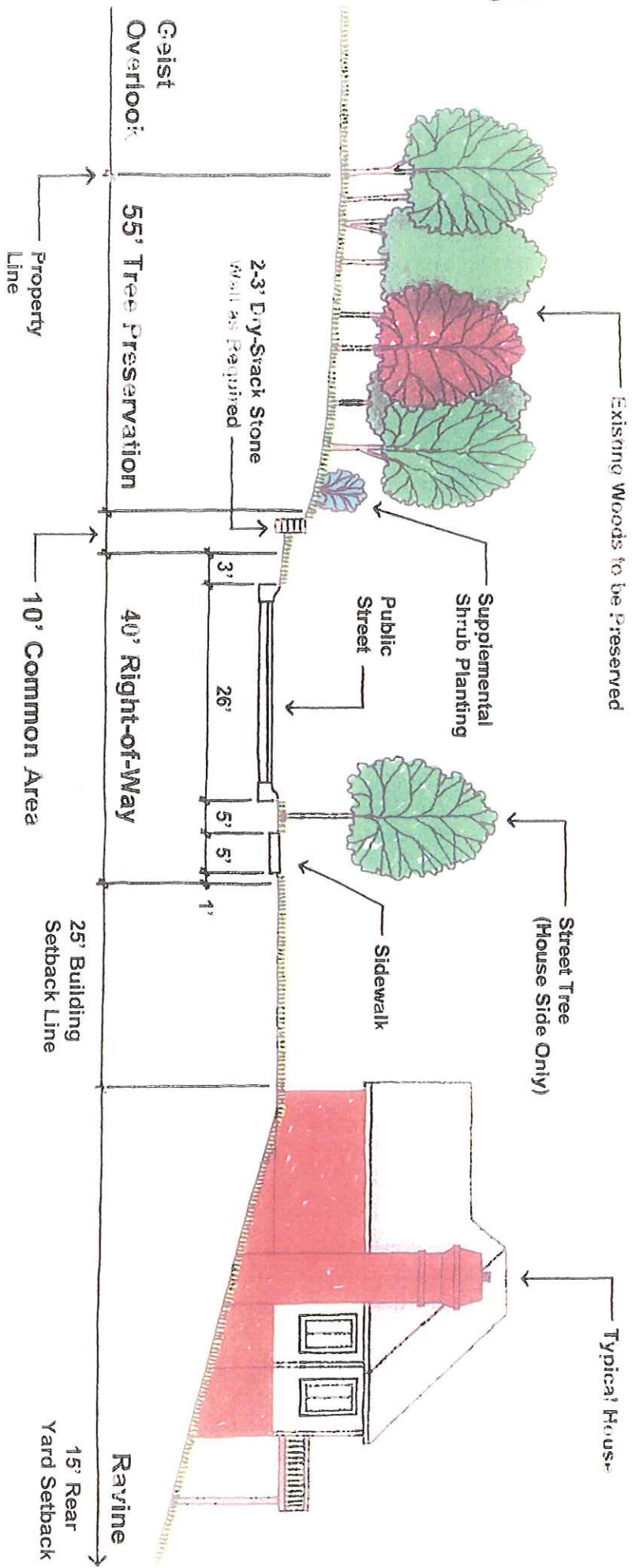
* Provided, however, that the front yard setback applicable to the 6 lots on the east side of the street and cul-de-sac in the southwest corner of District "A" shall be 20'.
 ** Provided, however, that the rear yard setback applicable to the 6 lots on the east side of the street and cul-de-sac in the southwest corner of District "A" shall be 15'.



Note: Actual location of plantings will be subject to existing conditions.



Tree Preservation/Buffer Plan

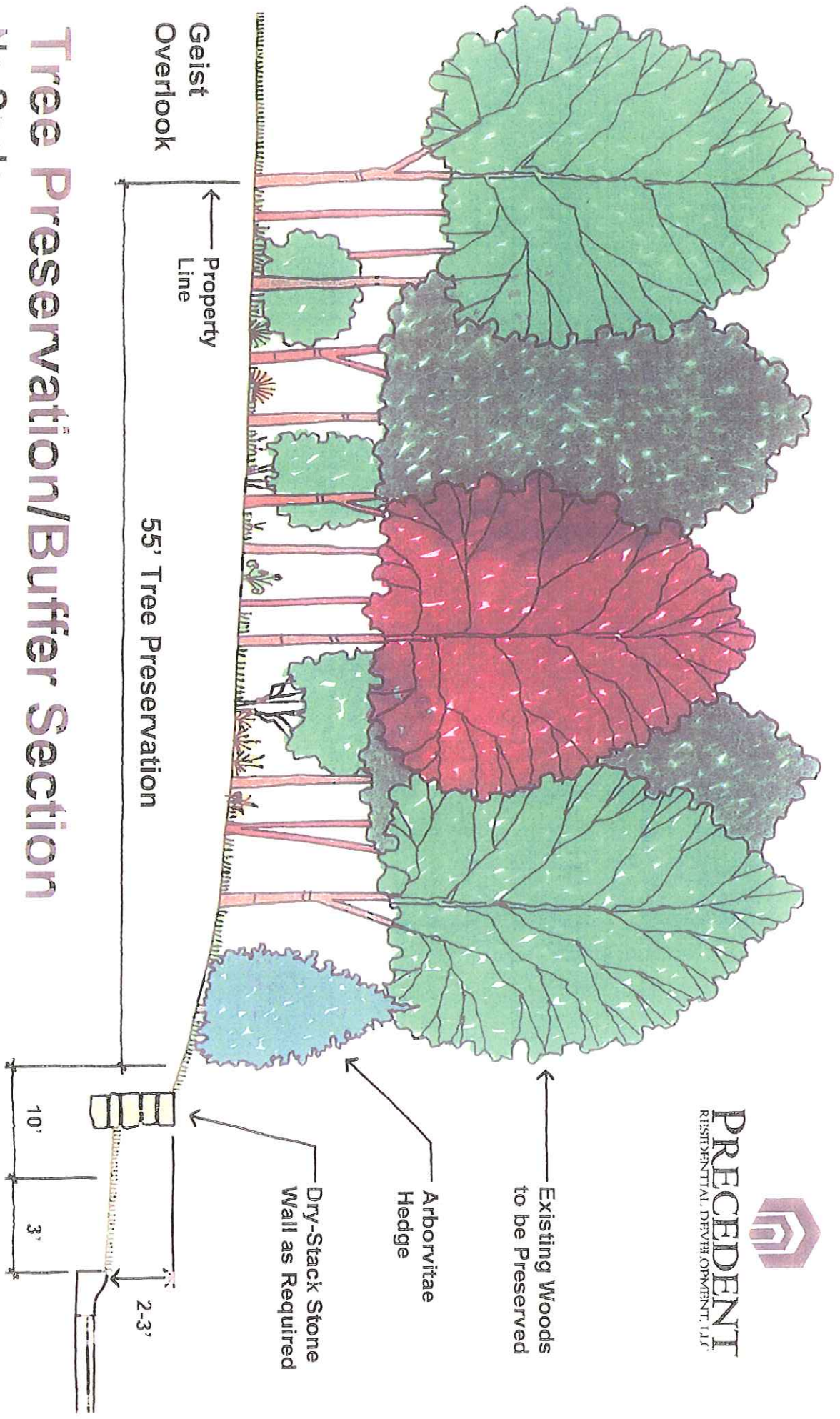


Tree Preservation/Buffer Section

No Scale

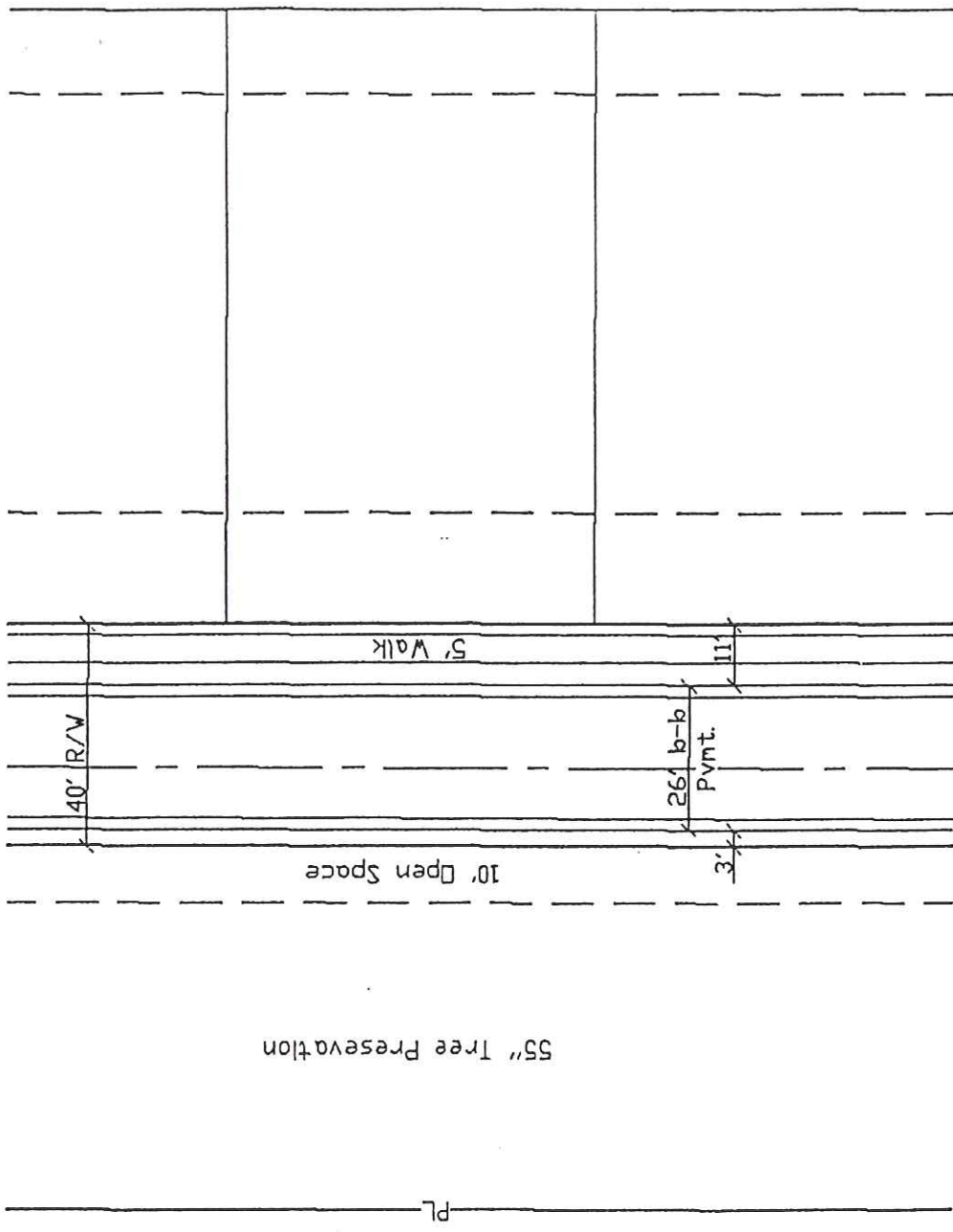
Tree Preservation/Buffer Section

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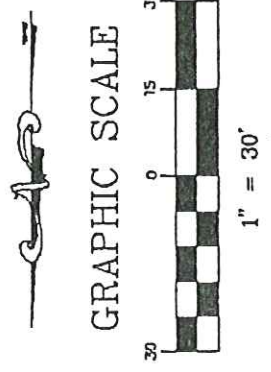


6-4

Date: May 14, 2004



- Legend**
- b-b = back of curb to back of curb
 - PL = Property line
 - R/W = Right-of-way



PRECEDENT
Residential Development, LLC
(317) 805-1280

falcon
ENGINEERING, INC.
13110 Promise Road Noblesville, IN 46060
Phone: (317) 841-3141 Fax: (317) 841-9951

Lot Layout
Thorpe Creek
Falcon Creek Township Hamilton County, Indiana
Checked By
Design By
Drawn By
AES
AES
Approved By

EXHIBIT C
Development Standards Matrix

Parcel	Land Use Type	Permitted Land Use	Acreage (Approximate)	Open Space Acreage	Dwelling Unit (Maximum)	Density	Square Feet per Residential Unit (Minimum)	Lot width (Minimum)	Front Setback (Minimum)	Rear Setback (Minimum)	Side Setback (Minimum)	Building Height (Maximum)
C-1	Single-Family detached	R-3	10.06	*2.64	18	1.79	2000 sq. ft. ranch 2400 sq. ft. multi-story	100'	25'	20'	6'	35'

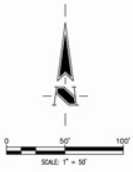
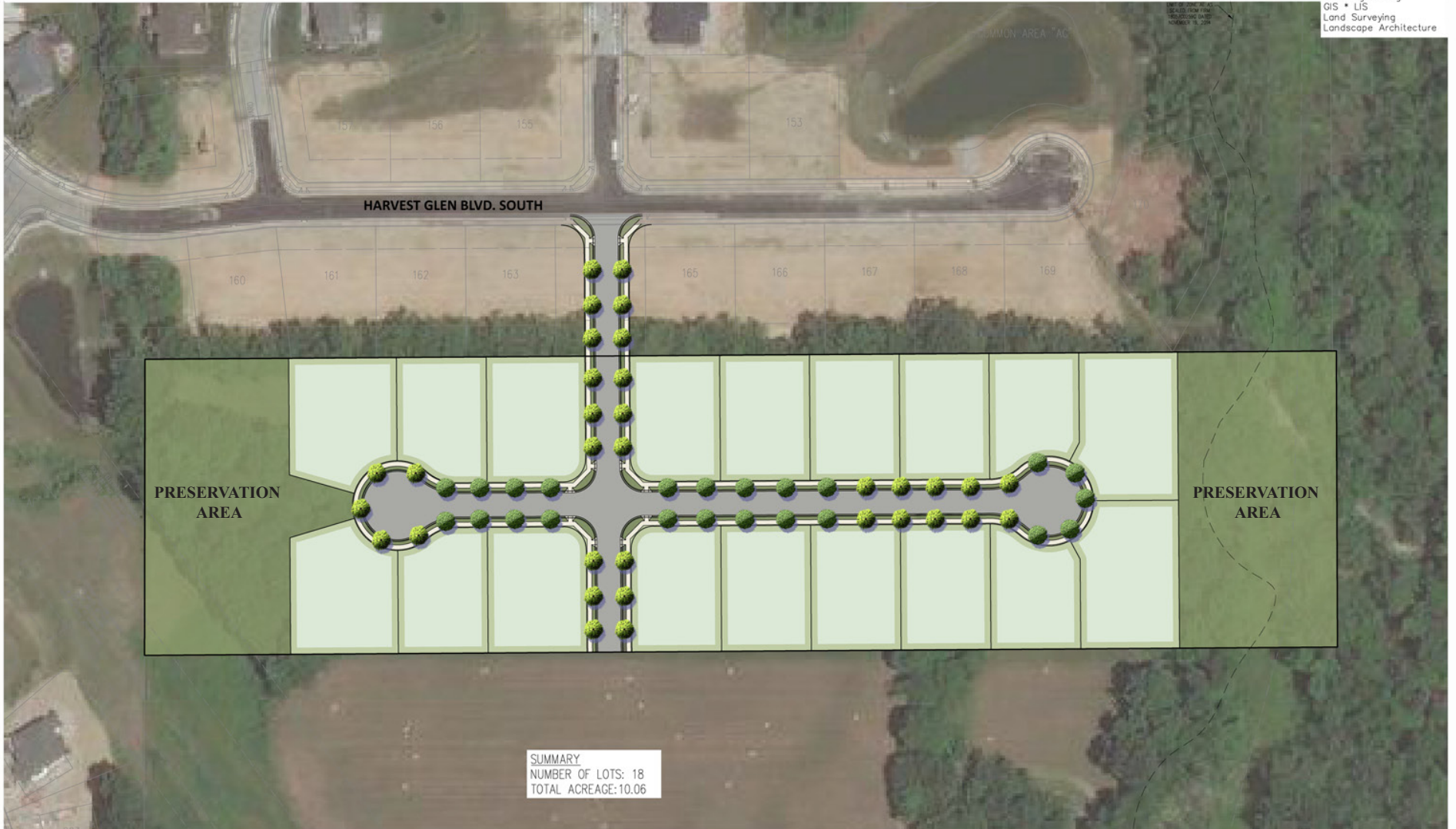


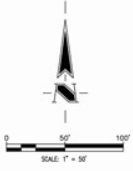
EXHIBIT D CONCEPT PLAN



THE SCHNEIDER CORPORATION
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7200
www.schneidercorp.com

Civil Engineering
GIS • LIS
Land Surveying
Landscape Architecture





Trail Area

EXHIBIT E TRAIL AREA



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Council Action Form

MEETING DATE	May 21, 2018			
TITLE	Consideration of a Text Amendment to the Thorpe Creek PUD to expand the PUD 10.06 acres to allow for eighteen (18) additional single-family lots.			
SUBMITTED BY	Name & Title: Megan Schaefer			
	Department: Community Development			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> 3 rd Reading
	Ordinance #: 052118H		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000			
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			
APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head		<input type="checkbox"/> Controller's Office	
	<input checked="" type="checkbox"/> Department Head		<input type="checkbox"/> Finance Committee	
	<input type="checkbox"/> Deputy Mayor		<input type="checkbox"/> Technical Advisory Committee	
	<input type="checkbox"/> Mayor		<input type="checkbox"/> Other:	
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>			

<p>BACKGROUND (Includes description, background, and justification)</p>	<p>Thorpe Creek is a residential development located south of 126th Street and west of Southeastern Parkway. The Thorpe Creek PUD was originally approved in 2004. Since its original approval, it has undergone several text amendments to address changing development standards.</p> <p>Grand Communities, LTD is now requesting a Text Amendment to expand the Thorpe Creek PUD an addition ten (10) acres to the south. On April 11, 2018, the Plan Commission held the public hearing on this proposal. After conducting the public hearing, the Plan Commission voted unanimously to forward the proposed PUD Ordinance to the City Council with a favorable recommendation.</p> <p>The proposed Text Amendment is compatible with the Comprehensive Plan, which identifies this parcel as future residential, and aligns with the Unified Development Ordinance’s standards for its current zoning (R2 Residential).</p>	
<p>BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)</p>	<p>Budgeted \$:</p>	<p>Not Applicable (N/A)</p>
	<p>Expenditure \$:</p>	<p>N/A</p>
	<p>Source of Funds:</p>	<p>N/A</p>
	<p>Additional Appropriation #:</p>	<p>N/A</p>
	<p>Narrative:</p>	<p>N/A</p>
<p>OPTIONS (Include <i>Deny Approval</i> Option)</p>	<p>1.</p>	<p>Approve the proposed Ordinance</p>
	<p>2.</p>	<p>Continue to the June 18, 2018 Council meeting</p>
	<p>3.</p>	<p>Deny the proposed Ordinance</p>
	<p>4.</p>	
<p>PROJECT TIMELINE</p>	<p>Plan Commission: April 11, 2018 City Council: May 21, 2018</p>	
<p>STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)</p>	<p>Staff recommends approval of the proposed text amendment.</p>	
<p>SUPPLEMENTAL INFORMATION (List all attached documents)</p>	<p>1) Staff Report 2) Petitioner Packet with ordinance</p>	