

ORDINANCE NO. 010305A

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA – 1980. BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN COMPREHENSIVE PLAN AND ORDINANCE – 1980, ORDINANCE NO. 110380, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

SECTION 1. DECLARATION

That the text of Zoning Code of the Town of Fishers, Indiana, Ordinance No. 110380, and the Official Zoning Map, Town of Fishers, Indiana, dated November 3, 1980, which accompanies and is part of the Zoning Code of the Town of Fishers, Indiana, as amended, are hereby amended as follows:

That the Zoning Classification of the following described real estate is hereby zoned as PUD-C also to be further defined as the Walker Property PUD-M.

SEE “EXHIBIT A” ATTACHED HERETO.

SECTION 2. PURPOSE AND INTENT

The purpose and intent of the Walker Property PUD-M is to provide an innovative development which promotes creativity and flexibility in the development of the .5 acre +/- site located on the west side of Olio Road north of 118th Street in a manner compatible with the adjacent school use and nearby residential and commercial uses through the adoption of development standards including standards addressing architectural design and materials, landscaping, parking and open space.

SECTION 3. LAND USE

All uses of the C1 zoning classification are permitted, ~~however the following uses shall be prohibited: bank, mortuary, and nursing home.~~ A by-appointment-only hair salon shall be permitted. A single-family residential use shall also be permitted.

SECTION 4. STANDARDS

Except as modified by these development standards or as otherwise approved by the PUD Committee or Plan Commission, the development shall comply with the C-1 zoning district standards of the Zoning Code of the Town of Fishers, as amended.

A. Bulk and Density Standards

(1) Building set backs

Front	90'
Side	5'

(2) Lot coverage

Lot coverage shall not exceed 75 percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in a open space requirement of 25 percent of the land area. The maximum square footages of commercial uses shall not exceed 2,700 square feet.

B. Architectural Standards

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

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

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

(4) Facades that have greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plan projections or recesses having a depth of at least ~~five (5)~~ ~~two (2)~~ percent of the length of the façade and extending at least twenty (20) percent of the length of the façade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.

(5) Building facades shall include a repeating pattern that includes no less than three (3) of the following elements:

- a. color change;
- b. texture change;
- c. material module change;
- d. an expression of architectural or structural bays through a change in plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib.

(6) Roof architecture

Roofs shall have some combination of the following features:

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

2. overhanging eaves, extending no less than three (e) feet past the supporting walls;

3. three (3) or more roof slope planes;

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

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

(7) Materials and colors

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

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

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

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

(8) Entryways

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

1. canopies or porticos;
2. overhangs;
3. recesses/projections;
4. arcades;
5. raised corniced parapets over the door;
6. peaked roof forms;
7. arches;
8. architectural details such as tile work and moldings which are integrated into the building structure and design;
9. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

(9) Pedestrian Circulation.

a. Sidewalks shall be a minimum of five (5) feet in width, however, where applicable, they shall be eight (8) feet asphalt in conjunction with the Town Parks Plan and to integrate with neighborhoods. Sidewalks shall be provided along all sides of the lot that abut a public street.

b. Sidewalks, no less than six (6) feet in width, and a planting area, no less than five (5) feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas.

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

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

C. Signage

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

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

(3) Ground signs shall be architecturally compatible.

D. Lighting

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

(2) There shall be no greater than a 20 to 1 ratio of lighting with a ten (10) foot-candle maximum on site

(3) Light poles shall be limited to 30' on height.

(4) Light fixtures shall be decorative along the entrance drives and along public rights-of-way approved as part of the overall architecture, but overall site illumination into the atmosphere shall be restricted through the use of shields on the fixture to include a horizontal lamp and not more than a 180 degree angle of light.

E. Landscaping

Except as otherwise approved by the PUD Committee or Plan Commission, the development shall comply with the landscaping standards of the Zoning Code of the Town of Fishers, as amended, except for the Bufferyard Standards, which are replaced in their entirety by the following:

(1) Bufferyard Standards

The following quantities shall be established as the required minimums for the rear property landscape buffer that shall consist of a landscape strip thirty (30) feet wide to be maintained along the entire length of the yard, twenty (20) feet of which may be located on the adjacent school property:

- a. Three (3) canopy trees and three (3) evergreen trees per one hundred (100) lineal feet. Trees shall be prorated and rounded up to the nearest whole number for every foot over the initial 100 feet of contiguous boundary with the conflicting district.
- b. All trees must be planted between five (5) and fifteen (15) feet from the property line that is contiguous to the conflicting property.
- c. A reasonable attempt to screen the most obnoxious, noise producing, unsightly, tallest, most intrusive or most visible parts of the building on the subject property should be made.
- d. Ten (10) shrubs per one hundred (100) lineal feet. Shrubs shall be a minimum of twenty-four (24) inches at planting.

F. Accessory Uses

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

G. Parking

The development shall comply with the Town's Parking Ordinance.

H. Other requirements

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

SECTION 5. PROCEDURES.

A. The adoption of this ordinance and the subsequent consideration of any detailed and final development Plan shall be consistent and pursuant to the provisions of the Planned Unit Development process as set forth in Section 151.072 Planned Unit Development District.

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

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

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

SECTION 6. APPROVAL.

This ordinance shall be in full force and effect from and after its passage by the Town Council. All provisions or parts thereof in conflict herewith are hereby repealed.

ADOPTED BY THE Town Council of the Town of Fishers, Indiana on the ^{7th} ~~5th~~ day of March, 2005.

THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

AYE

NAY

BY:

Scott P. Faultless

Scott Faultless,
President

Eileen N. Pritchard

Eileen N. Pritchard,
Vice President

Timothy O. Lima,
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Charles P. White

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ATTEST:

Linda Gaye Cordell

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

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“EXHIBIT A”

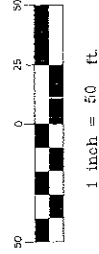
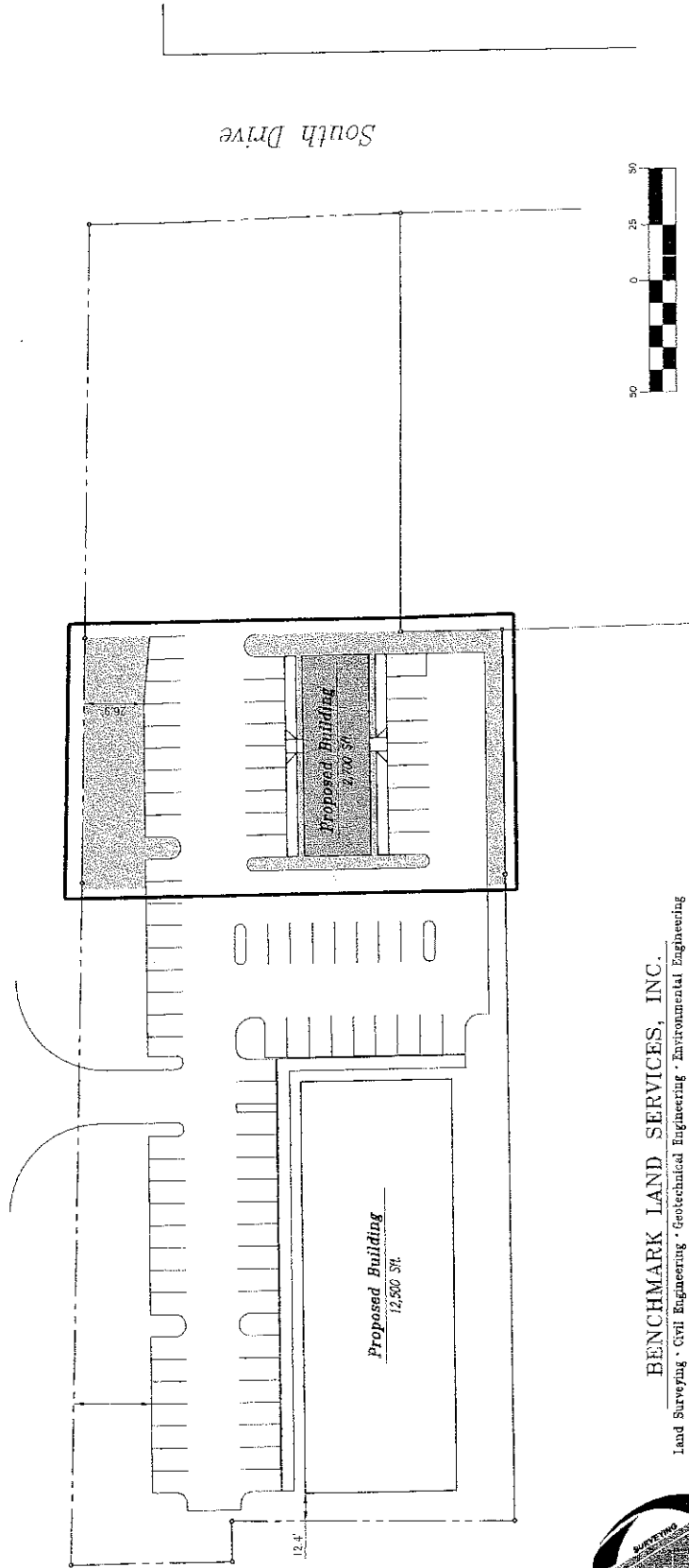
LEGAL DESCRIPTION

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

Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section Thirty-five (35), Township Eighteen (18) North, Range Five (5) East; thence West on and along the South line of said Quarter Quarter a distance of 250.00 feet to a point; thence North and parallel to the East line of said Quarter Quarter a distance of 110.00 feet to a point; thence East and parallel to the South line of said Quarter Quarter a distance of 250.00 feet to a point on the East line of said Quarter Quarter; thence South on and along said East line a distance of 110.00 to a appoint being the place of beginning.

Jim Walker Olio Road Site Plan

Olio Road



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