

WARD
Ordinance. No. 090298A

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

SECTION 1. DECLARATION

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

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

SEE "EXHIBIT A" ATTACHED HERETO

SECTION 2. LAND USE

- A. All uses described in Section 151.075 (C3, Commercial District) of the Fishers Zoning Code, as amended, shall be permitted in this PUD District, with the exception for the following uses:
1. Shopping Center
 2. Fast Food Restaurants
 3. Indoor Commercial Amusement
 4. Automobile Sales or alike
 5. Gasoline Service Stations and convenience stores.

SECTION 3. DEVELOPMENT STANDARDS

The development standards of Section 151.075 (C3) shall apply to the Parcels included within this PUD District.

a. Veterinary Clinics may have overnight kennels providing that all boarding areas are within the building which the Veterinary Clinic is located.

SECTION 4. PROCEDURES

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.

SECTION 5. APPROVAL

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 All provisions or parts thereof in conflict herewith are hereby repealed.

ADOPTED BY THE Town Council of the Town of Fishers, Indiana on this 15th day of September, 1998.

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

BY:

Walter F. Kelly /s/

Walter F. Kelly,
President

James P. Roederer /s/

James P. Roederer,
Vice President

Stuart F. Easley /s/

Stuart F. Easley,
Member

Scott A. Faultless /s/

Scott A. Faultless,
Member

Roy G. Holland /s/

Roy G. Holland,
Member

Timothy O. Lima /s/

Timothy O. Lima,
Member

Eileen N. Pritchard /s/

Eileen N. Pritchard
Member

ATTEST: Linda Gaye Cordell /s/
Clerk-Treasurer, Town of Fishers, Indiana

EXHIBIT "A"

RECORD DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter of Section 10, Township 17 North, Range 4 East in Delaware Township in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Quarter-Quarter Section; thence West 396 feet; thence North 43.75 feet to the center of U.S. Highway 37, North 38° 28' 00" East 304.75 feet; thence North 40° 45' 00" East 318.55 feet to where said centerline intersects the East line of said Quarter-Quarter Section; thence South 521.75 feet to the Point of Beginning, containing 2.533 acres, more or less all in Delaware Township, Hamilton County, Indiana.

DESCRIPTION AS NOW SURVEYED

Part of the Southwest Quarter of the Northeast Quarter of Section 10, Township 17 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Quarter-Quarter Section; thence North 88° 53' 36" West along the South line of said Quarter-Quarter Section a distance of 396.00 feet; thence North 1° 26' 46" East parallel with the East line of said Quarter-Quarter Section a distance of 41.44 feet (43.75 feet by deed) to a point in the centerline of Allisonville Road (formerly known as the Indianapolis-Noblesville Road) as established per plans thereof, per project Number 297 Section A (1938), sheets 16 and 17 of the 100 sheets; thence North 41° 09' 36" East along said centerline 619.75 feet to a point on the East line of said Quarter-Quarter section; thence South 01° 26' 46" West along said East line 515.83 feet (521.75 feet by deed) to the point of beginning, containing 2.533 acres more or less, and subject to a 40 foot half right-of-way along the entire Northwest line of subject real estate for said Allisonville Road.

