



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission

DATE: 9/4/2024 at 6:00 PM

**DIRECTIONS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038**

Members of the public can [submit comments to the board](#) before 12pm on the day of the meeting. Members of the public may [stream the live meeting online](#).

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

1. **Call to Order**
2. **Pledge of Allegiance to The Flag of The United States**
3. **Roll Call**
4. **Approval of Previous Minutes**
 - a. 8-7-24
5. **Public Hearings**
 - a. **Commercial Low Impact District (C-Low) and Commercial Low Impact Overlay District (CLOW-OL)**

Location: 3352 E 116th St, 13008 E 116th St, 13042 E 116th St, 10038 E 126th St, 10036 E 126th St, 10056 E 126th St, 10114 E 126th St, 10138 E 126th St, 10154 E 126th St, 10140 E 126th St, 10222 E 126th St, 10478 E 126th St, 10442 E 126th St, 10468 E 126th St, 10548 E 126th St, 10518 E 126th St, 9610 E 96th St, 9630 E 96th

St, 9660 E 96th St, 9790 E 96th St, 9770 E 96th St, 9780 E 96th St, 12558 E 126th St, 12608 E 126th St, 12592 E 126th St, 12638 E 126th St, 12604 Brooks School Rd, 12602 Brooks School Rd, 7990 E 106th St, 8010 E 106th St, 11565 E 116th St, 11513 E 116th St, and 13345 E 126th St

Case: TA-24-5

Request: Request to add the Commercial Low Impact District (C-Low) and Commercial Low Impact Overlay District (CLOW-OL) to the Unified Development Ordinance. The provisions of the CLOW-OL shall apply to all properties lying wholly or partially within the District as shown on the [Official Zoning Map](#). The C-Low district is established to provide for the development of previous residentially zoned parcels adjacent to major throughfares within the City to provide for the redevelopment of professional and office types of businesses which may serve as buffer areas between residential and the throughfare or more intense commercial districts. It is intended that the C-Low District will result in the development of low impact commercial buildings to be residential in nature and will be compatible with neighboring residential uses. Use Regulations for permitted uses within the District *(limited to office, medical office, beauty/hair salon, day spa, nail salon)*.

Petitioner: City of Fishers

Planner: Ross Hilleary (hillearyr@fishers.in.us)

6. **Staff Communication**
7. **Summary of Council Action**
8. **Adjournment**

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
August 7, 2024**

The meeting of the Advisory Plan Commission convened at 6:12 p.m.

Mr. Stevenson confirmed quorum and called the meeting to order.

A roll call was taken and those members present were: Selina Stoller, Howard Stevenson, Bruce Molter, Kim Logan, Brad DeReamer, Pete Peterson and Angie Frazier. Steve Richards, Rick Fain and Katie Jackson were not present.

Others present: Rodney Retzner, Ross Hilleary, Gabrielle Herin, Kevin Martin, Rob McMurray, Jack & Sue Follmar, Lillian Barkes, Marina McQueary, Tania Harrington, Scott Spillman, Justin Himsey (sp?), Josh Huser, John Bush, Gerald Strohm, Ross Byer. A number of members of the Public who attended the 5:00 PUD Committee meeting also stayed for the Plan Commission Meeting.

Mr. DeReamer made a Motion to approve the Minutes from the July 10, 2024 meeting. Mr. Molter seconded. The Motion was approved 7-0.

Public Hearings:

a. Meijer Grocery

Case TA-24-3

Request: Consideration of a text amendment to the Fall Creek Marketplace PUD Ordinance #050106A to allow updates to the concept plan and the land use and development standards, generally located near the intersection of Southeastern Pkwy. and N. Cyntheanne Rd.

Gabrielle Herin, presented the Staff Report which included elevations of the store and convenience store, updates to the architecture, landscape, and outlot limitations. Staff has No Recommendation for the Commission.

Ross Byer with Woolpert presented the overall vision of the store. It is a grocery store, period. There is no garden center, no clothes. Smaller square footage. Corby Thompson presented the history of the property and the parcels created. The location is already approved for commercial/grocery use and a housing expansion east and south will take place. Ross Hilleary added that the plan was approved in 2006. Mr. Byer added that they are working with Schoolhouse 7 on parking. Mr. DeReamer referred to a proposed plan. Mr. Byer also added that it is significantly reduced intensity, and it is a sparsely developed 20-acre site. Changes have been made to access. 6% of net profits go back to the Community. Kim Logan confirmed a future roundabout at 136th and 126th. A&F agreed that traffic will still go thru Public Works and Engineering for approval.

Mr. Stevenson opened the Public Hearing.

Marina McQuery (Whelchel Springs- 12352 Alberta)- Concerned about truck traffic. There are 1600 homes in radius of the store. The subdivision will be cut in half with traffic.

Tom Fritz (Britton Falls) – He did the survey- we need this store.

Terry Wilkins (Britton Falls)- advocated for seniors needing pharmacy, convenience, social hubs, driving limits.

John Bush (15345 Corona Ct.)- Whelchel Springs will have an issue with lights facing Southeastern Pkwy.

Lillian Barkes (Whelchel Springs) - 85% in her survey do not support this. Students will “hang out”.

Gerald Strohm (15698 Whelchel Dr.) – he lives across from School House 7. The Jeijer project is too close to 2 schools. Vote No. There are 8 gas stations already.

Jennifer Hartley (Whelchel Springs) - No. The location by the highway is better. Schoolhouse 7 won't survive. HIJH traffic.

Steve Smith (Britton Falls) – Make sure the roads are 2-lane.

Doug Allman (16124 E. 126th St.) – Questioned who owned the property for the gas station. City please work with schools on traffic. Looking for commitment- golf carts are dangerous. 126th needs to be put thru.

Seeing no one from the Public remaining to speak, Mr. Stevenson closed the Public Hearing.

In Commission discussion, Brad DeReamer asked if the Whelchel Springs HOA will allow, can more landscaping be done? Pete Peterson stated that the zoning is commercial, always was. Whelchel Springs is a common theme. Southeastern is a main artery. Can it be approved with the conditions that A&F and City oversee traffic issues and a buffer for Whelchel Springs. Selina Stoller said that having a grocery store close by is a Yes! Brad DeReamer added that Schoolhouse 7 parking will be approved before Council.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to send a favorable recommendation to City Council, seconded by Mr. DeReamer. The Motion was approved, 7-0.

The Meeting was adjourned at 7:35 PM.

Respectfully Submitted by:
Kay Prange, Recording Secretary



Advisory Plan Commission Staff Report

Meeting Date: September 4, 2024

DEPARTMENT CONTACT:

Ross Hilleary (hillearyr@fishers.in.us)

CASE NUMBER:

TA-24-5

PETITIONER:

City of Fishers

PROPERTY ADDRESS/LOCATION:

13352 E 116th St, 13326 E 116th St, 13346 E 116th St, 13008 E 116th St, 13042 E 116th St, 10038 E 126th St, 10036 E 126th St, 10056 E 126th St, 10114 E 126th St, 10138 E 126th St, 10154 E 126th St, 10140 E 126th St, 10222 E 126th St, 10478 E 126th St, 10442 E 126th St, 10468 E 126th St, 10548 E 126th St, 10518 E 126th St, 9610 E 96th St, 9630 E 96th St, 9660 E 96th St, 9790 E 96th St, 9770 E 96th St, 9780 E 96th St, 12558 E 126th St, 12608 E 126th St, 12592 E 126th St, 12638 E 126th St, 12604 Brooks School Rd, 12602 Brooks School Rd, 7990 E 106th St, 8010 E 106th St, 11565 E 116th St, 11513 E 116th St, and 13345 E 126th St.

REQUEST: Consideration of text amendment to the Unified Development Ordinance (UDO) for the creation of a new Commercial Low Impact District (C-Low), and Commercial Low Impact Overlay District (Clow-OL)

APPLICABLE REGULATIONS:

City of Fishers Unified
Development Ordinance

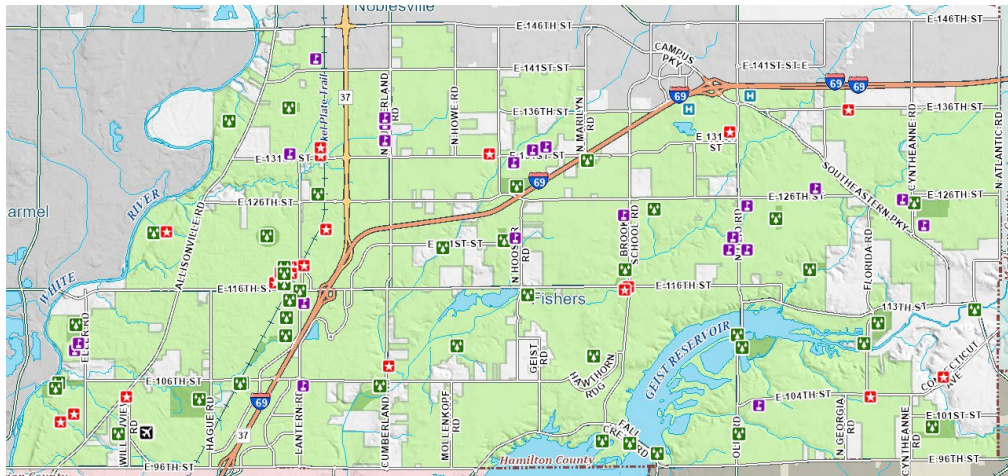
EXISTING ZONING:

R2 - Residential, PUDR 126th
St Special Standards District, &
NPT Overlay

FISHERS 2040:

Suburban Residential

LOCATION MAP



STAFF RECOMMENDATION

☒ Favorable Recommendation

☐ Unfavorable Recommendation

☐ No Recommendation

ZONING OVERVIEW:

Below are the proposed Common Addresses, Parcels, and existing zoning that is proposed to be included in the Commercial Low Impact Overlay District (CLOW-OL).

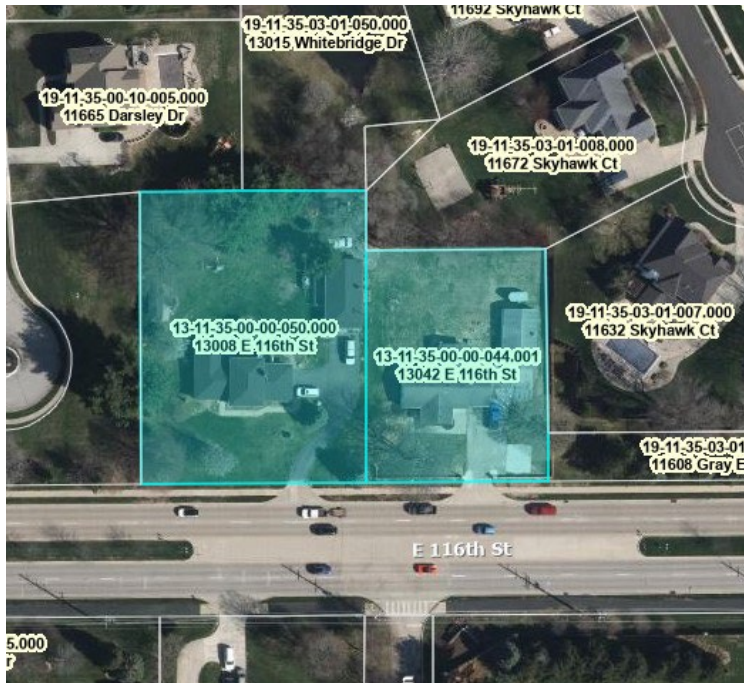
Common Address	County Parcel ID	Zoning
13042 E 116th St Fishers, IN 46037	13-11-35-00-00-044.001	R2 - Residential
13326 E 116th St Fishers, IN 46037	13-11-35-00-00-041.004	R2 - Residential
13346 E 116th St, Fishers, IN 46037	13-11-35-00-00-041.000	R2 - Residential
10038 E 126th St Fishers, IN 46037	13-11-29-00-00-039.000	R2 - Residential
10036 E 126th St Fishers, IN 46037	13-11-29-00-00-040.000	PUDR (126th St Special Standards District)
10056 E 126th St Fishers, IN 46038	13-11-29-00-00-037.000	PUDR (126th St Special Standards District)
10114 E 126th St Fishers, IN 46038	13-11-29-00-00-034.000	R2 - Residential
10138 E 126th St Fishers, IN 46038	13-11-29-00-00-032.000	R2 - Residential
10154 E 126th St Fishers, IN 46038	13-11-29-00-00-031.000	PUDR (126th St Special Standards District)
10140 E 126th St Fishers, IN 46038	13-11-29-00-00-030.000	PUDR (126th St Special Standards District)
10222 E 126th St Fishers, IN 46038	13-11-29-00-00-028.000	PUDR (126th St Special Standards District)
10478 E 126th St Fishers, IN 46038	13-11-29-00-00-018.000	PUDR (126th St Special Standards District)
10442 E 126th St Fishers, IN 46038	13-11-29-00-00-021.000	PUDR (126th St Special Standards District)
10442 E 126th St Fishers, IN 46038	13-11-29-00-00-021.000	PUDR (126th St Special Standards District)
10468 E 126th St Fishers, IN 46038	13-11-29-00-00-019.000	10468 E 126th St Fishers, IN 46038
10548 E 126th St Fishers, IN 46038	13-11-29-00-00-014.001	R2 - Residential
10518 E 126th St Fishers, IN 46038	13-11-29-00-00-016.000	PUDR (126th St Special Standards District)
9610 E 96th St Fishers, IN 46037	14-15-07-00-00-013.001	R2 - Residential
9630 E 96th St Fishers, IN 46037	14-15-07-00-00-013.002	R2 - Residential
9660 E 96th St Fishers, IN 46037	14-15-07-00-00-014.000	R2 - Residential
9790 E 96th St Fishers, IN 46037	14-15-07-00-07-001.000	R2 - Residential
9770 E 96th St Fishers, IN 46037	14-15-07-00-07-003.000	R2 - Residential
9780 E 96th St Fishers, IN 46037	14-15-07-00-07-002.000	R2 - Residential
12558 E 126th St Fishers, IN 46037	13-11-27-00-00-014.000	R2 - Residential
12608 E 126th St Fishers, IN 46037	13-11-27-00-00-013.000	R2 - Residential
12592 E 126th St Fishers, IN 46037	13-11-27-00-00-011.001	R2 - Residential
12638 E 126th St Fishers, IN 46037	13-11-27-00-00-012.000	R2 - Residential
12604 Brooks School Rd Fishers, IN 46037	13-11-27-00-00-015.001	R2 - Residential
12602 Brooks School Rd Fishers, IN 46037	13-11-27-00-00-015.000	R2 - Residential
7990 E 106th St Fishers, IN 46038	14-14-01-00-00-014.000	R2 - Residential
8010 E 106th St Fishers, IN 46038	14-14-01-00-00-013.000	R2 - Residential / Nickel Plate Trail OL
11565 E 116th St Fishers, IN 46037	13-15-04-00-00-003.102	R2 - Residential
11513 E 116th St Fishers, IN 46037	13-15-04-00-00-003.202	R2 - Residential
13345 E 126th St Fishers, IN 46037	13-11-35-00-00-008.000	R2 - Residential

R2 - Residential allow for single-family residential

The **PUDR 126th Street Special Standards District** allows for single-family residential with R2 Standards, reduced front setbacks because of right-of-way acquisitions. (Ord. No. 062110B)

The **Nickel Plate Trail Overlay (OL)** allows for additional accessory structures, impervious surface, access points, and additional fence and wall standards to encourage improvements along the Nickel Plate Trail. (Ord. No. 101121G)

TA-24-5
September 5, 2024



13008 E 116th Street, 13042 E 116th Street



10036 E 126th Street, 10038 E 126th Street, 10056 E 126th Street, 10114 E 126th Street, 10138 E 126th Street, 10154 E 126th Street, 10154 E 126th Street, 10140 E 126th Street



10442 E 126th Street, 10468 E 126th Street, 10478 E 126th Street, 10518 E 126th Street, 10548 E 126th Street



9610 E 96th Street, 9630 E 96th Street, 9660 E 96th Street, 9690 E 96th Street, 9790 E 96th Street, 9770 E 96th Street, 9780 E 96th Street



13345 E 126th Street



*12604 Brooks School Road, 12602 Brooks School Road, 12558 E 126th Street,
12592 E 126th Street, 12608 E 126th Street, 12638 E 126th Street*



7990 E 106th Street, 8010 E 106th Street

TA-24-5
September 5, 2024



11513 E 116th Street, 11565 E 116th Street



13326 E 116th Street, 13346 E 116th Street

PETITION OVERVIEW:

The current zoning of the properties is residential in nature, including R2 - Residential, a PURD, and the Nickel Plate Trail overlay.

Fishers has grown extensive since the 1990's with a current population of 101,171 (2021 U.S. Census Bureau) with residential growth along primary corridors. With this growth some existing residential properties built prior to the adjacent subdivisions were constructed were not incorporated with those subdivisions. These have been left what have been recently called as orphan parcels. Some consider these parcels undesirable for residential use due to the proximity to the adjacent vehicular corridors.

Recent examples of this include the rezone request for:

- Moore Dentistry (Ord. No. 040212A)
- Simply Dental (Ord. No. 010614)
- Shamrock Offices PUD (Ord. No. 031819A)
- State Farm PUD (Ord. No. 061719D)
- Magnolia Grove Salon (Ord. No. 091922C)
- Drive Planning (Ord. No. 112023B)

Find attached the proposed **Exhibit B** that overviews the overlay district and zoning district as follows:

- **Commercial Low Impact Overlay District (CLOW-OL)**
 - Purpose & Intent
 - Application
 - Procedure
- **Commercial Low Impact District (C-Low)**
 - District Intent
 - Development Standards
 - Architectural Design Standards
 - Parking
 - Lighting
 - Signage
 - Hours of Operation & Service Hours
 - Illustrative Character

NEIGHBORHOOD MEETING:

Staff held a neighborhood meeting on May 29, 2024, at Cornerstone Lutheran Church which was attended by George Odom and the Country Lane Estates residents.

At this meeting the residential discussed the history of the Northwest Corner 116th Street and Olio Road PUD (Ord. No. 110514B) otherwise known as the Olio Road Kroger and the zoning commitments that were made at that time. Staff also discussed with residents the most recent rezones of Magnolia Grove Salon and Drive Planning being the driver of this text amendment. Staff discussed the proposed overlay district, new zoning district, and the requirement that all properties would still be required to seek a rezone, but this new zoning district would provide a common starting point if the properties were to be redeveloped.

SUMMARY OF PUBLIC COMMENTS:

Staff noticed the effected parcels a well as all state required adjacent parcels. Staff has met with a variety of residents, but no public comments or remonstrations have been provided at the time of writing this staff report.

STAFF RECOMMENDATION:

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff request a favorable recommendation from Plan Commission.

This item is anticipated to go to the City Council on September 9, 2024 for Final Reading.

STAFF RECOMMENDATION

☒ Favorable Recommendation ☐ Unfavorable Recommendation ☐ No Recommendation

ORDINANCE NO. 061724

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA – 1980, AS AMENDED.

WHEREAS, this is an ordinance to amend the Zoning Ordinance of the City of Fishers (the “City”).

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. TA-24-5 as required by law in regard to the Text Amendment; and

WHEREAS, the Plan Commission, at its meeting on the 4th day of September 2024 sent a _____ recommendation to the Common Council by a vote of _____ (X) in favor and _____ (X) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

Section 1. AMENDMENT. This Text Amendment amends certain sections of the Unified Development Ordinance;

Section 2. PRUPOSE STATEMENT. The purpose of this ordinance is to refine certain regulatory language in the furtherance of the overall Purpose & Intent provisions of Chapter 4. Overlay District. Section. 4.2.6. (CLow-OL) Commercial Low Impact Overlay District and Chapter 3. Zoning District. Section 3.3.6. C-Low Commercial Low Impact District.

Section 3. OVERLAY DISTRICT. The following parcels shown in **Exhibit A** shall have the CLow-OL Commercial Low Impact Overlay District placed over the existing Zoning District, providing additional standards.

Section 4. CHANGES TO THE UDO REGULATIONS. The following sections of the UDO regulations shall be changed, as shown in **Exhibit B**.

UNLESS SPECIFICALLY AMENDED BY REFERENCE HEREIN, ALL REMAINING TERMS AND CONDITIONS OF THE UDO SHALL CONTINUE IN FULL FORCE AND EFFECT AND ARE HEREBY RATIFIED AND AFFIRMED.

ORDINANCE NO. 061724

SO ORDAINED by the Common Council of The City of Fishers, Hamilton County, Indiana this 9th day of September 2024.

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

YAY

NAY

ABSTAIN

	Cecilia Coble, President		
	C. Pete Peterson, Vice President		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2024, at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"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." Lindsey Bennett

Exhibit A

*Common Address and Parcels to be included in the
Chapter 4. Overlay District. Section 4.2.6.(CLow-OL) Commercial Low Impact Overlay District*

13042 E 116th St Fishers, IN 46037	13-11-35-00-00-044.001
13326 E 116th St Fishers, IN 46037	13-11-35-00-00-041.004
13346 E 116th St Fishers, IN 46037	13-11-35-00-00-041.000
10038 E 126th St Fishers, IN 46037	13-11-29-00-00-039.000
10036 E 126th St Fishers, IN 46037	13-11-29-00-00-040.000
10056 E 126th St Fishers, IN 46038	13-11-29-00-00-037.000
10114 E 126th St Fishers, IN 46038	13-11-29-00-00-034.000
10138 E 126th St Fishers, IN 46038	13-11-29-00-00-032.000
10154 E 126th St Fishers, IN 46038	13-11-29-00-00-031.000
10140 E 126th St Fishers, IN 46038	13-11-29-00-00-030.000
10222 E 126th St Fishers, IN 46038	13-11-29-00-00-028.000
10478 E 126th St Fishers, IN 46038	13-11-29-00-00-018.000
10442 E 126th St Fishers, IN 46038	13-11-29-00-00-021.000
10442 E 126th St Fishers, IN 46038	13-11-29-00-00-021.000
10468 E 126th St Fishers, IN 46038	13-11-29-00-00-019.000
10548 E 126th St Fishers, IN 46038	13-11-29-00-00-014.001
10518 E 126th St Fishers, IN 46038	13-11-29-00-00-016.000
9610 E 96th St Fishers, IN 46037	14-15-07-00-00-013.001
9630 E 96th St Fishers, IN 46037	14-15-07-00-00-013.002
9660 E 96th St Fishers, IN 46037	14-15-07-00-00-014.000
9790 E 96th St Fishers, IN 46037	14-15-07-00-07-001.000
9770 E 96th St Fishers, IN 46037	14-15-07-00-07-003.000
9780 E 96th St Fishers, IN 46037	14-15-07-00-07-002.000
12558 E 126th St Fishers, IN 46037	13-11-27-00-00-014.000
12608 E 126th St Fishers, IN 46037	13-11-27-00-00-013.000
12592 E 126th St Fishers, IN 46037	13-11-27-00-00-011.001
12638 E 126th St Fishers, IN 46037	13-11-27-00-00-012.000
12604 Brooks School Rd Fishers, IN 46037	13-11-27-00-00-015.001
12602 Brooks School Rd Fishers, IN 46037	13-11-27-00-00-015.000
7990 E 106th St Fishers, IN 46038	14-14-01-00-00-014.000
8010 E 106th St Fishers, IN 46038	14-14-01-00-00-013.000
11565 E 116th St Fishers, IN 46037	13-15-04-00-00-003.102
11513 E 116th St Fishers, IN 46037	13-15-04-00-00-003.202
13345 E 126th St Fishers, IN 46037	13-11-35-00-00-008.000

Exhibit B

*Chapter 4. Overlay District. Section 4.2.6.(CLOW-OL) Commercial Low Impact Overlay District &
Chapter 3. Zoning District. Section 3.3.6. C-Low Commercial Low Impact District*

Article 4.2.6. (CLOW-OL) Commercial Low Impact Overlay District

A. Purpose & Intent

The purpose of the Commercial Low Impact Overlay District (CLOW-OL) to promote the public health, safety, comfort, convenience, and general welfare by encouraging improved design in the development of land by promoting the following objectives:

- Provide for the development of diverse neighborhoods;
- Greater flexibility in applying the ordinances to the development of the Real Estate;
- Innovation approach to meet the demands of the market;
- The recognition of the interdependency of various markets; and
- Coordination of architectural styles, building forms and relationships, graphics and other private improvements.

This overlay district is superimposed over the other base zoning districts and its regulations shall supersede those of the base zoning districts over which it is superimposed. In establishing this overlay district, the Plan Commission and City Council relies on IC 36-7-4-1400 et seq.

B. Applicability

The provisions of the CLOW-OL shall apply to all properties lying wholly or partially within the District as shown on the [Official Zoning Map](#). If the provisions in this CLOW-OL District are inconsistent or in conflict with provisions found in other adopted codes and regulations of the City, the more restrictive provision shall control unless otherwise expressly provided.

When a property is requested to be rezoned the base zoning district shall be the 3.3.6. C-Low Commercial Low Impact Zoning District.

C. Procedure

The property will still be required to go through the rezone process outlined in Section 10.2.25 Zoning Map Change (Rezone), including Council and Commission action, including all state and local public noticing requirements.

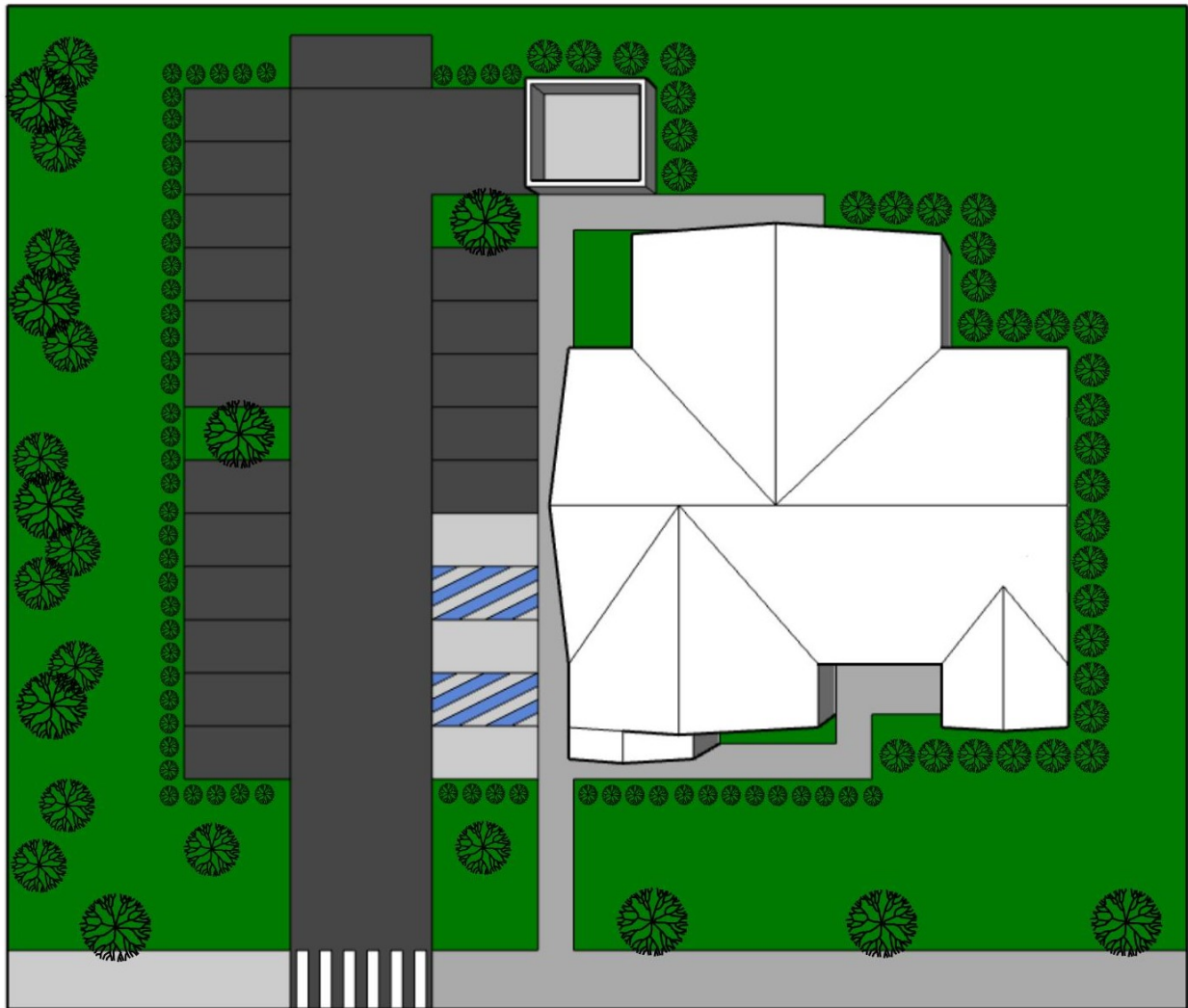
Article 3.3.6 C-Low Commercial Low Impact District

A. District Intent

The C-Low Commercial Low Impact District is established to provide for the development of previous residentially zoned parcels adjacent to major throughfares within the City to provide for the redevelopment of professional and office types of businesses which may serves buffer areas between residential and the throughfare or more intense commercial districts. It is intended that the C-Low District will result in the development of low impact commercial buildings to be residential in nature and will be compatible with neighboring residential uses. See Chapter 5. Use Regulations for permitted uses within the district (*limited to office, medical office, beauty/hair salon, day spa, nail salon*).

B. Development Standards

1. Minimum <u>Lot</u> Dimensions	
1a. <u>Lot area</u>	n/a
1b. <u>Lot width</u>	n/a
1c. <u>Lot frontage</u>	100'
2. Minimum Building <u>Setbacks</u>	
2a. Front ¹	40'
2b. Side ¹ / aggregate	10'
2c. Rear ¹	20'
2d. Internal	Zero
3. Maximum <u>Building Height</u>	
3a. <u>Primary Structure</u>	35' 1 story
4. Building <u>Floor Area</u>	
4a. <u>Main floor area</u> (max)	4,500 square feet
5. Maximum <u>Density</u>	
5a. Maximum Building	1 per acre
6. Other	
6a. Requires municipal water and sewer hookup	
6b. Impervious area of lot (max)	60%
Notes:	
1. A Small Buffer Yard is required outlined in Section 6.7.4. Buffer Yards. 2. Existing trees shall be saved to the greatest extent possible.	



3. Site Plan Example

C. Architectural Design Standards

UDO Section 6.3.4. Residential Design, shall apply, except as modified below:

1. The Illustrative Character Exhibit is hereby incorporated to conceptually illustrate the elements and anticipated character and to establish a benchmark for the architecture and design of the Real Estate's buildings. The final design may vary from the Illustrative Character Exhibit; however, buildings shall be substantially similar in quality and character to the buildings shown in the Illustrative Character Exhibit.

F. Parking

1. The location of parking shall be prohibited in front of the building.
2. The number of parking spaces shall be a maximum of 1 parking space per 200 square feet.

G. Lighting

1. All lighting fixtures shall be full-cut off, with a zero-foot candle lighting level at the property line.

CHAPTER 3. ZONING DISTRICTS & CHAPTER 4. OVERLAY ZONING DISTRICTS
UNIFIED DEVELOPMENT ORDINANCE
CITY OF FISHERS, INDIANA

2. All lighting poles are limited to 15 feet tall.
3. Lighting in parking areas shall be designed and maintained to be dimmed between the hours of 8:30 p.m. and 6:30 a.m.

H. Signage

1. One (1) freestanding sign is permitted. Freestanding signage shall be a maximum of 6' tall, with a maximum of 32 square foot sign face.
2. One (1) building sign is permitted. Building signage shall be a maximum of 32 square feet.
3. All building and freestanding signage shall be either (i) reverse channel letters; or (ii) externally lit, full cutoff light fixtures.

I. Hours of Operation & Service Hours

1. Hours of operation shall be limited to 7am to 8pm.
2. Service Hours: Trash removal, compaction, service vehicle, deliveries, parking lot sweepers, etc. shall not be permitted between the hours of 9pm and 6am with the exception of snow removal.

J. Illustrative Character



Primary Elevation



Side Elevation



Rear Elevation



Side Elevation



Primary Elevation



Side Elevation



Rear Elevation



Side Elevation

DRAFT