



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting

DATE: 3/1/2023, at 5:00 PM

DIRECTIONS: Launch Fishers Theater , 12175 Visionary Way, Fishers, IN 46038

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

Members of the public can [submit comments to the board via form submittal](#) before 12pm on the day of the meeting.

Members of the public may [stream the live meeting](#) online.

1. Regular PUD Committee

- a. Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner
- b. **Roush Automotive**
Parcel: 15-11-19-00-00-019.201
Address: 13927 Trade Center Dr
Case: PUD-23-1
Request: To approve site design and architecture for an addition to the existing Tom Roush auto dealership.
Petitioner: Roger Ward (snycum@rw-engineering.com)
Planner: Bre King, Senior Planner (kingb@fishers.in.us)
- c. **Parkview Towns**
Parcel: 19-11-26-00-50-003.000
Address: 13646 E 134th

Case: PUD-22-19

Request: PUD Committee approval for a townhome development. The current zoning is PUD (Saxony). The subject site is located southeast of the intersection of 134th and Minden Dr.

Petitioner: Tony Bagato (tony.bagato@lennar.com)

Planner: Bre King, Senior

Planner (kingb@fishers.in.us)

2. Riverplace PUD Committee

a. Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender

b. **River Place (CRG) Townhomes**

Parcel: 15-14-10-00-00-038.002, 15-14-09-00-00-006.004, 15-14-10-00-00-037.301

Address: 0 River Place DriveCase: PUD-23-2

Request: To approve site design and architecture for River Place (CRG) Townhomes by Pulte Homes located near the intersection of E 96th Street and Allisonville Road.

Petitioner: Tabitha Calvin (tabitha.calvain@pultegroup.com)

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

3. Staff Communication



Planned Unit Development (PUD) Committee Staff Report

Meeting Date: March 1, 2023

DEPARTMENT CONTACT:

Bre King, Senior Planner (kingb@fishers.in.us)

CASE NUMBER:

PUD-23-1

PETITIONER:

Roger Ward, (snycum@rw-engineering.com)

PROPERTY ADDRESS/LOCATION:

13927 Trade Center Dr

REQUEST: Requesting site design and architectural approve for a building addition to the existing Tom Roush Lincoln Auto Sales facility.

APPLICABLE REGULATIONS:

Fishers Trade Center PUD
(Ord. # 030294C, 070898)

EXISTING ZONING:

Fishers Trade Center PUD

FISHERS 2040:

Neighborhood Service Center

LOCATION MAP

STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

The Fishers Trade Center PUD Ordinance number 030294C was originally approved on March 2, 1994. Originally the site was part of the Parkside PUD. The Fishers Trade Center PUD was then modified on July 8, 1998, Ordinance Number 070898, which is the current ordinance.

Improvement Location Permit (ILP) History:

- An ILP was issued on 11/8/18 to modify the parking. The original ILP was issue prior to the use of the current permit software.

Variance History:

- November 28, 2001, 48-V-01 Mitsubishi - Trade Center Dr – Approved Variances A, B, and C.
 - Variance A – Variance from Fishers Sign Code to increase height of a ground sign from 6' to 7'6".
 - Variance B – Variance from Sign Code to allow a ground sign with 3 sign faces
 - Variance C – Variances from Sign Code to allow a second wall sign on both the North and East Elevations.

PETITION OVERVIEW:

Roger Ward on behalf of Tom Roush Lincoln is requesting architectural and site design approval for a 6,169 square foot building addition on the Northern portion of the existing auto dealership. The addition has been designed to fit seamlessly with the original structure and has captured many of the exterior elements utilized in the original design. For example, the exterior paint and accent color will mirror the original. In the petitioner's packet, the new addition is shown on the elevations in black and the existing structure in red.

The Fishers Trade Center does not have specific architectural standards. In these cases, the architectural standards of the Unified Development ordinance shall apply.

The Fishers 2040 Plan has a few architectural standards that are recommended for the Neighborhood Service Center designation.

- Architecture style and height should be consistent with surrounding residential neighborhoods.
- Greater sensitivity to traffic circulation, lighting, signage and hours of operation for

- compatibility with surrounding residential neighborhoods
- Development shall protect and enhance natural environment.
- Internal and external pedestrian and vehicular connectivity is required.

Existing Structure:



STAFF RECOMMENDATION:

The architectural elevations went before the Technical Advisory Committee (TAC) on 1/26/23. Staff recommends approval on the condition that all TAC comments are addressed before final approval is given.

This committee has approved a few recent structures along SR 37 with the condition that art, or a mural is incorporated into the design. These examples include Alderman Auto, And the Starbucks at Publishers Drive. If a mural were to be desired at this location as well, staff would recommend that the Committee recommend the petitioner cooperate with the Fishers Art Council to find local artists and potential funding. Staff would also recommend that final design of the mural must be approved by Staff prior to final approval.

Per the applicant, this being a brand dealership may make including a mural more difficult as they could lose their franchise if they deviate from Lincoln's design requirements.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

UDO Standard

Mixed-Use and Non-Residential Cohesive Design

- a. Maintain consistent and contiguous pedestrian environments across developments. Limit circuitous connections and maintain clear visibility.
- b. Incorporate architectural features on all sides of a building façade facing a Public View.
- c. Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, parks, and plazas.
- d. Integrate at least one (1) material change, color variation, or horizontal reveal for every 12-vertical ft. of building façade; vertical spacing may be averaged over façade.
- e. Integrate at least one (1) material change, color variation, or vertical reveal every 50-horizontal ft. of building façade; horizontal spacing may be averaged over façade elevation.

Mixed-Use and Non-Residential Building Scale

- a. Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.
- b. For buildings with façades longer than 200', reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at two (2) modulations with depth at least 5% of the total façade length., and a width of at least 20% of the façade length.
- c. Use Pedestrian Scale and landscape design elements such as specialty lighting, awnings, trees or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.
- d. Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.
- e. For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.

Roush Addition



Mixed-Use & Non-Residential Building Form

a. Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include, but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.

b. Qualifying modulation must be at least 12" in depth, be at least 14" in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 150', horizontal modulation must occur no less than every 30'. For buildings with façades greater than or equal to 150', horizontal modulation must occur no less than every 50'.

c. Facades facing Public View shall incorporate visual and physical distinctions in the building design that enhance building forms, articulate façades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level.

d. For at least 30% of applicable façades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10" in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3' of finished grade.

e. Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.

f. Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10' to 16'.

g. Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30' around public entries.

Roof Standards

a. Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.

b. Buildings with rooflines 50' in length or greater must incorporate roofline and parapet variations. Variations may include step-downs, step-backs, other modulation, or architectural features such as cornices, ledges, or columns, and must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75' without a break.

c. All developments 1,000 sf or larger: along arterial roadways and pedestrian areas, the design must provide a minimum 20' building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.

d. For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3' change in elevation, or modulation of at least 3' in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.

e. For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.

f. Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.

Mixed-Use & Non-Residential Architectural Elements

a. Provide at least three (3) detailing elements that transition façade material changes or integrate Pedestrian Scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone banding, architectural canopies over entries, or decorative lintels above the first-floor windows.

b. Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather. At a minimum, an overhang or projection is required within 20' of all public entryways, must be at least 3' in depth from the point of entry, and be least 6' in length. Entryways with vestibules or other permanent enclosed transition space are exempt.

c. Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, canopies over entries, lintels, transom windows, or modulation of the roof plane. At least one (1) focal element is required and must be accented with a unique combination of color, texture, materials, or modulation in the wall or roof plane.

d. To avoid blank wall segments when visible from a roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation.

e. Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.

f. Mechanical and utility equipment shall be screened in accordance with Sec. 6.2.6. Mechanical & Utility Equipment.

Mixed Use & Non-Residential Materials

a. Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.

b. For all façade elevations visible from Public View and facing residential zoning districts, shall use at least two (2) distinct field materials, colors, or material-color combinations on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.

c. Building façades visible from Public View shall incorporate an accent material on the 1st story of a multi-tenant building.

d. Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.

e. Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all other standard fenestration and material requirements.

g. Reclaimed wood may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.

h. Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.

i. Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.

	Requirement Met
	Requirement Not Met

**FISHERS TRADE CENTER
ORDINANCE NO. 070898**

FISHERS TRADE CENTER PUD

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:

This district, hereafter to be known as the Fishers Trade Center PUD, is intended to allow flexible land use standards within this area to allow the existing businesses to expand which through the application of customary zoning regulations would not be possible. The Planned Unit Development District allows the expansion of the existing businesses while at the same time create an area to allow new building to be erected in the PUD District. In addition to the permitted industrial uses, this PUD allows C-1, C-2 and C-3 uses which make this area more suitable and attractive for economic development efforts. The inclusion of minor retail uses is also consistent with other zoning districts within the S.R. 37 corridor.

The zoning of the following described real estate, established as PUD by Ordinance No. 031595B, Britton Park PD, is hereby amended as follows:

SEE EXHIBIT "A" and "C" ATTACHED HERETO

SECTION 2. LAND USE

A. All uses described in Section 151.074, C-2 Commercial District, Section 151.075, C-3 Commercial District and Section 151.077, I-1 Industrial District, of Ordinance No. 110380, as amended, with the exception of a Shopping Center in excess of 350,000 square feet, shall be permitted in this PUD District in the areas so designated on the Detailed Development Plan attached hereto as Exhibit "B".

SECTION 3. NON-CONFORMING STANDARDS

Any uses which are lawfully in existence at the time of the adoption of this PUD Ordinance are considered to be legal, non-conforming uses and shall be permitted to continue the legal, non-conforming activity notwithstanding Section 151.035, Nonconforming Uses and Buildings, of the Fishers Zoning Ordinance.

SECTION 4. DEVELOPMENT STANDARDS

(A) MINIMUM BUILDING SETBACKS

The following minimum building setback lines apply to any and all structures erected upon the premises:

(1) Front yard setback shall be 60 feet on any street. Corner lots shall be considered to have two front yards for the purposes of the Ordinance.

(2) Side yard setback shall be 10 feet. When adjacent to residential, the setback shall increased to 15 feet.

(3) Rear yard setback shall be 10 feet.

(B) MAXIMUM STRUCTURE HEIGHT

(1) Maximum height of all primary buildings and structures shall not exceed 35 feet, with the following exception:

(a) Office buildings up to 42 feet may be constructed on Blocks 1, 2, or 3.

(2) Maximum height of all accessory buildings and structures shall not exceed 25 feet.

(C) MAXIMUM LOT COVERAGE

Maximum lot coverage for each lot may not exceed fifty percent (50%) of the gross area of the lot.

(D) REQUIRED LANDSCAPING AND SCREENING

(1) Front yards shall be landscaped in an open pattern of grass and shrubbery, trees and/or hedges to provide a partial screening of the use.

(2) Parking lots within the front yard shall be permitted provided that a landscape strip 15 feet in width be provided and comply with Section 158.093 of the Fishers Zoning Ordinance.

(3) A landscape strip (5) feet in width shall be provided along side and rear lot lines and comply with Section 158.093 of the Fishers Zoning Ordinance.

(4) A landscape easement (20) feet in width shall be provided for those properties adjacent to S.R. 37. A combination of evergreen and deciduous trees shall be placed every (40) feet within this landscape easement along S.R. 37. A (2) foot mound shall also be incorporated into the landscape easement. The evergreen trees shall be a minimum of (6) feet tall, and deciduous trees shall be a minimum of (1 1/2) inch caliper at the time of installation. Flexibility in the clustering of the required trees shall be allowed, as long as the ratio of trees to frontage is maintained. Permanent ground signs may be incorporated into the landscape easement. No parking lots or parking circulation drive aisles or lanes are permitted within the landscape easement.

(5) Additional plantings shall be added at the time of the Detailed Development Plan along the western property boundary of the tracts in Blocks 4 and 5. The purpose of such plantings shall be to establish a more effective year-round vegetative screen from the adjoining residential property. Said plantings shall require the installation of trees in locations that will augment the existing line of vegetation growing along the railroad tracks. Such additional screening requirements shall vary with the screening needs of each tract, but in no case shall plantings exceed three evergreen and two deciduous trees for each 100 lineal feet of frontage along the railroad tracks. Said trees shall be clustered for optimum screening benefits.

(6) Paragraph (5) above notwithstanding, west facing loading docks abutting the railroad tracks on Blocks 4 and 5 shall be effectively screened with earth mounding or vegetative screening or a combination thereof. Credit shall be given for existing vegetation. Preservation of the existing tree line shall be encouraged.

(E) PARKING AND LOADING REQUIREMENTS

(1) Off-street parking facilities shall be provided in accordance with the Fishers Zoning Ordinance Section 151.090.

(2) If at the Detailed Development Plan review stage, the PUD Committee determines that any proposed land use in this PUD district will require less than the minimum number of off-street parking spaces set forth herein or in the Fishers Zoning Ordinance, as amended, the petitioner shall seek a variance or the excess parking spaces may be "land-banked" as follows:

(a) In addition to the parking spaces proposed to be constructed, part of the site adjacent to the vehicle parking and circulation shall be set aside and not developed with any structures, or land-banked, for the possibility of constructing future off-street parking. Said land-banked area shall be large enough to accommodate the additional number of parking spaces required for the site, by this PUD ordinance or the Fishers Zoning Ordinance, as amended, minus the number of parking spaces actually proposed for the site. Land banking of parking spaces shall not reduce the number of required handicapped parking spaces. The land-banked portion of the site shall be developed as off-street parking at such future date that additional off-street parking is required to meet the off-street parking needs of land uses within the district.

(4) Off-street loading shall be provided in accordance with the Fishers Zoning Ordinance Section 151.091.

(F) SIGNAGE

(1) All signage shall conform in size, height, and location to the standards set forth in Section 158 Fishers Sign Code.

(G) OTHER DEVELOPMENT STANDARDS

(1) Other development standards not specifically defined by this PUD Ordinance shall be determined by the Fishers Zoning Ordinance, as amended.

SECTION 5. 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 6. RECORDING

An approved Final Detailed Development Plan and Modifications shall be recorded in the appropriate plat books in the offices of the Hamilton County Recorder in accordance with the Fishers PUD Ordinance, Subdivision Control Ordinance and the State of Indiana.

SECTION 7. 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 22nd day of July, 1998.

THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

AYE

NAY

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

Deborah H. Heckart
Member

Roy G. Holland /s/

Roy G. Holland
Member

Timothy O. Lima
Member

ATTEST: Linda Gaye Cordell /s/ DATE: 7-22-98

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

Approved by: Douglas D. Church: Church, Church, Hittle, and Antrim - Town Attorney 7/22/98

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 'A'

A part of the Southeast Quarter of the Southwest Quarter of Section 19, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 19; thence South 89 degrees 29 minutes 44 seconds West (assumed bearing) along the South line of said Southwest Quarter a distance of 112.95 feet to the West right-of-way line of State Road No. 37, said point being 87.00 feet West by perpendicular measurement of Line "E" per plans for State Road No. 37 (I.S.H.C. F-Project 824, Section 1, dated 1954); thence continuing South 89 degrees 29 minutes 44 seconds West along the South line of said Southwest Quarter a distance of 1222.65 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter; thence North 00 degrees 11 minutes 08 seconds West along the West line of said Southeast Quarter Quarter Section a distance of 802.28 feet to the Point of Beginning of the herein described tract; thence North 89 degrees 29 minutes 44 seconds East parallel with the South line of said Southwest Quarter a distance of 1224.50 feet to the West right-of-way line of said State Road No. 37, said point being 87.00 feet West by perpendicular measurement from said Line "E"; thence North 00 degrees 03 minutes 13 seconds West along the West right-of-way line of said State Road No. 37 a distance of 534.09 feet to the North line of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 30 minutes 17 seconds West along said North line a distance of 1225.73 feet to the Northwest corner of the Southeast Quarter of said Southwest Quarter; thence South 00 degrees 11 minutes 08 seconds East along the West line of

said Southeast Quarter Quarter Section a distance of 534.28 feet to the Point of Beginning. Containing 15.023 Acres (654,420 square feet), more or less.

AND ALSO:

PARCEL B

A part of the Southeast Quarter of the Southwest Quarter of Section 19, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 19; thence South 89 degrees 29 minutes 44 seconds West (assumed bearing) along the South line of said Southwest Quarter a distance of 112.95 feet to the West right-of-way line of State Road No. 37, said point being 87.00 feet West by perpendicular measurement of Line "E" per plans for State Road No. 37 (I.S.H.C. F-Project 824, Section 1, dated 1954) and the Point of Beginning of the herein described tract; thence continuing South 89 degrees 29 minutes 44 seconds West along the South line of said Southwest Quarter a distance of 1222.65 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter; thence North 00 degrees 11 minutes 08 seconds West along the West line of said Southeast Quarter Quarter Section a distance of 802.28 feet; thence North 89 degrees 29 minutes 44 Seconds East parallel with the South line of said Southwest Quarter a distance of 1224.50 feet to the West right-of-way line of said State Road No. 37, said point being 87.00 feet West by perpendicular measurement from said Line "E", thence South 00 degrees 03 minutes 13 seconds East along said West right-of-way line a distance of 802.29 feet to the Point of Beginning. Containing 22.535 Acres (981,630 Square Feet), more or less; AND ALSO,

A part of the Northeast Quarter of the Southwest Quarter of Section 19, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 19; thence South 89°30'50" West (assumed bearing) along the North line of said Southwest Quarter a distance of 238.03 feet to a point 210.00 feet West by perpendicular measurement of Line "E" per plans for State Road No. 37 (I.S.H.C. F-Project 824, Section 1, dated 1954) and the POINT OF BEGINNING of the herein described tract; thence South 00°03'13" East parallel with the centerline of said State Road No. 37 a distance of 16.50 feet to the intersection of the West right-of-way line of said State Road 37 and the South right-of-way line of East 141st Street; thence South 45°49'13" East along the West right-of-way line of said State Road No. 37 a distance of 171.67 feet to a point that is 87.00 feet West by perpendicular measurement of said Line "E"; thence South 00°03'13" East along said West right-of-way line a distance of 1199.19 feet to the South line of the Northeast Quarter of the Southwest Quarter of said Section 19; thence South 89°30'17" West along said South line a distance of 1225.73 feet to the Southwest corner of said Northeast Quarter Quarter Section; thence North 00°11'08" West along the West line of said Northeast Quarter Quarter Section a distance of 1336.55 feet to the Northwest corner of said Northeast Quarter Quarter Section; thence North 89°30'50" East along the North line of said Northeast Quarter Quarter Section a distance of 1105.80 feet to the Point of Beginning. Containing 37.436 Acres (1,630,705 Square Feet), more or less.

Subject to the right-of-way for the Norfolk and Western Railway Company (formerly The Lake Erie and Western Railroad) as shown on the Right-of-Way and Track Maps of the Lake Erie and Western Railroad, the East right-of-way line of which is 28.00 feet East of and parallel with the centerline of the rails of said railroad.

EXHIBIT B

EXHIBIT C
FOR ORDINANCE #031595B, As Amended
BRITTON PARK PD

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 NO. 110380, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

SECTION 1. PURPOSE

This district is intended to allow flexible land use standards within this area to allow the existing businesses to expand which through the application of customary zoning regulations would not be possible. The Planned Development district allows the expansion of the existing businesses while at the same time creating an area to allow new buildings to be erected in the PD District. In addition to the permitted industrial uses, this PD allows C-1 and C-2 uses which make this area more suitable and attractive for economic development efforts. The inclusion of minor retail uses is also consistent with other existing zoning districts within the S.R. 37 corridor.

SECTION 2. LAND USE

All uses described in Section 151.074 and Section 151.077 of Ordinance No. 110380, C-2 Commercial District and I-1, Industrial District shall be permitted in this PD District.

The following additional uses shall be permitted.

- a. The sale, rental display or storage of new or used motor vehicles, trailers, tractors, machinery or other equipment; or merchandise.
- b. The outdoor storage of merchandise for sale or rent provided the storage area is screened from the public view, is located within the rear yard of the principal building, and meets the setbacks of principal building.

SECTION 3. NON-CONFORMING USES

Any uses which are lawfully in existence at the time of adoption of this PD Ordinance are considered to be legal, non-conforming uses and shall be permitted to continue their legal, nonconforming activity notwithstanding Section 151.035, Nonconforming Uses and Buildings.

The outdoor storage shall be considered a permitted use, provided adequate landscaping and/or screening are provided as determined by the Department of Development.

SECTION 4. DEVELOPMENT STANDARDS

(A) MINIMUM BUILDING SETBACKS

The following minimum building setback lines apply to any/all structures erected upon the premises:

1. Front yard setback: 60.0 on any street. Corner lots shall be considered to have two front yards for the purposes of this Ordinance.
2. Side yard setback: 10.0 feet. When adjacent to residential, the setback shall be increased to 15.0 feet.
3. Rear Yard setback: 10.0 feet.

(B) MAXIMUM STRUCTURE HEIGHT

1. Maximum height of all primary buildings and structures shall not exceed 35.0 feet.
2. Maximum height of all accessory buildings and structures shall not exceed 25.0 feet.

(C) MAXIMUM LOT COVERAGE

Maximum lot coverage for each lot may not exceed fifty percent (50%) of the gross area of the lot.

(D) REQUIRED LANDSCAPING AND SCREENING

1. Front yards shall be landscaped in an open pattern of grass and shrubbery, trees and/or hedges to provide a partial screening of the use.
2. Parking lots within the front yard shall be permitted provided that a 15.0 foot landscape strip be provided and comply with Section 158.093 of the Fishers Zoning Ordinance.
3. A 5.0' landscape strip shall be provided along side and rear lot lines and comply with Section 158.093 of the Fishers Zoning Ordinance.
4. A 20.0 foot landscape easement shall be provided for those properties adjacent to State Road 37. A combination of evergreen and deciduous trees shall be placed every 30.0 feet within this landscape easement along S. R. 37. A two (2) foot mound shall also be incorporated into the landscape easement. The trees shall be a minimum of 5.0 feet tall at the time of installation. Permanent ground signs may be incorporated into the landscape easement. No parking lots are permitted within the landscape easement.

(E) PARKING AND LOADING REQUIREMENTS

1. Off-street parking facilities shall be provided in accordance with the Town of Fishers Zoning Ordinance Section 151.090.
2. Off-street loading shall be provided in accordance with the Town of Fishers Zoning Ordinance Section 151.091.

(F) SIGNAGE

1. All signage shall conform, in size, height, and location, to the standards set forth in Section 158 of Fishers Sign Code.

(G) OTHER DEVELOPMENT STANDARDS

1. Other development standards not specifically defined by this PD ordinance shall be determined by the Town of Fishers Zoning Ordinance No. 110380 adopted on 11/3/80 and any amendments thereafter.

SECTION 5. PROCEDURE

The existing platted lots of record shall be considered the general development plan for this PD. Any change to the lots shall conform to Fishers Subdivision Control Ordinance Chapter 153 and 151.072 Planned Unit Development District (PUD).

SECTION 6. RECORDING

An approved Final Detailed Development Plan and Modifications shall be recorded in the appropriate plat books in the offices of the Hamilton County Recorder in accordance with the

Subdivision Control Code of the Town of Fishers and the State of Indiana.

SECTION 7. 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 ____ day of _____, 1998.

THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

AYE

NAY

_____	Walter F. Kelly, President
_____	James P. Roederer Vice President
_____	Stuart F. Easley Member
_____	Scott A. Faultless Member
_____	Deborah H. Heckart Member
_____	Roy G. Holland Member
_____	Timothy O. Lima Member

ATTEST:

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

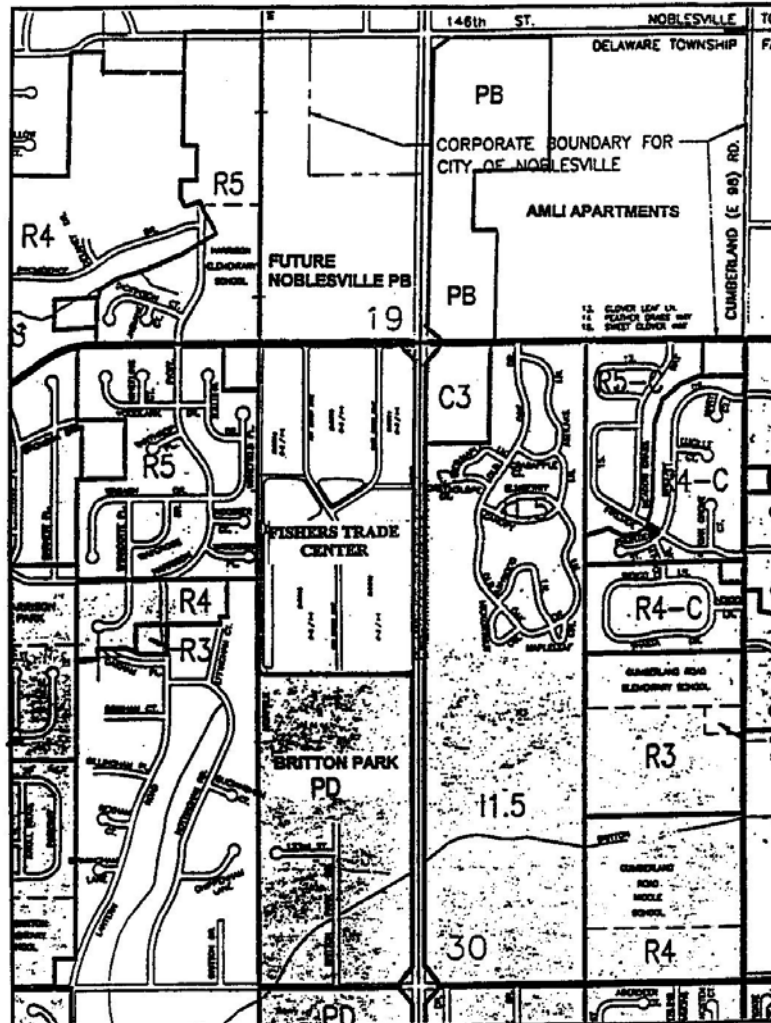
EXHIBIT C

BRITTON PARK PD DISTRICT

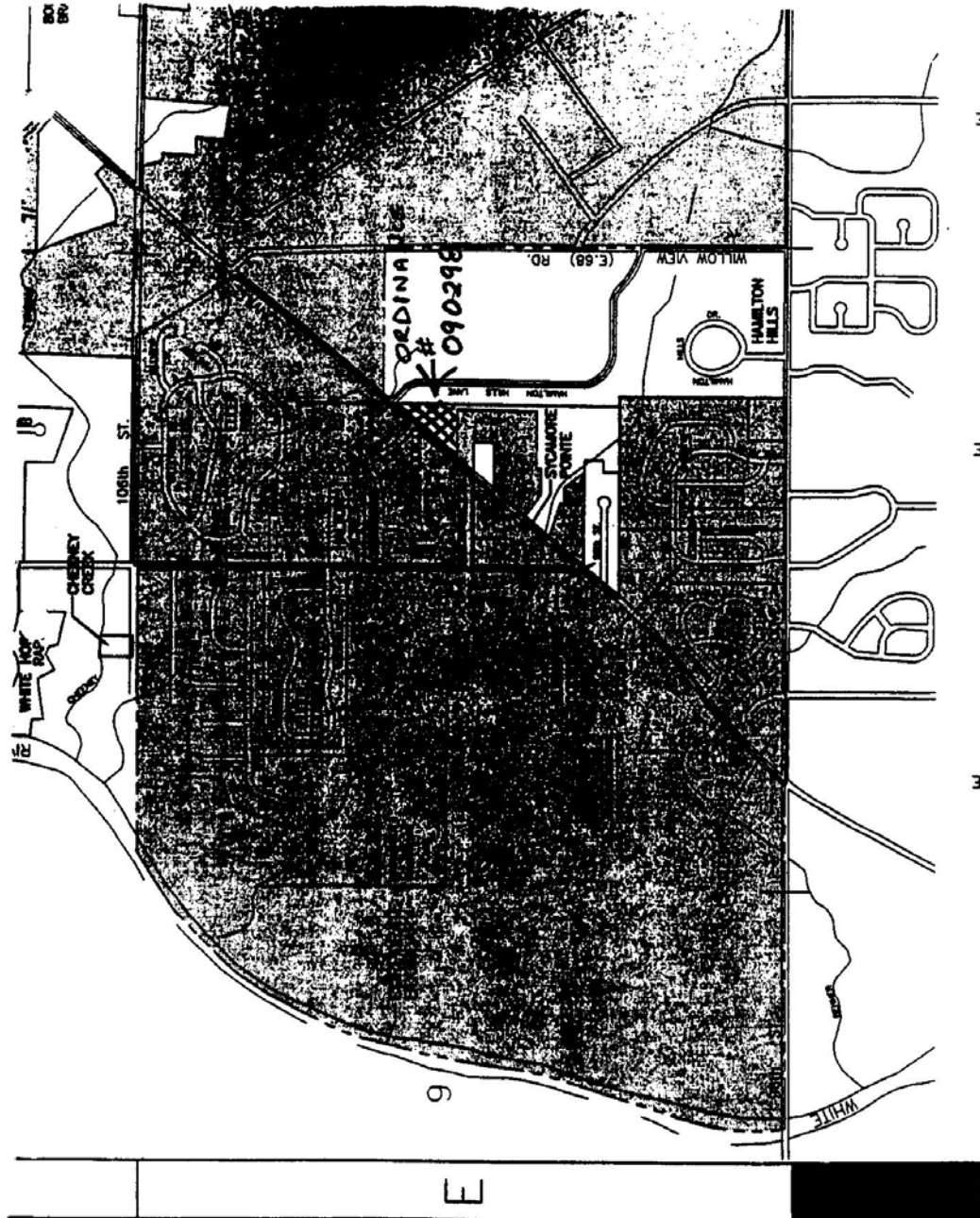
Part of the West Half Section 30 in Township 18 North, Range 5 East, Delaware Township, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Northeast corner of Section 30, Township 18 North Range 5 East; thence West on and along the North Line of said Section to the Northeast corner of the Northwest Quarter of said Section the POINT OF BEGINNING of this description; thence continue West on and along the North line of Said Section to the Northwest corner of the East Half of said Northwest Quarter; thence South on and along the West line of said East Half to a point on the South line of the East half of the Northwest Quarter of said Section 30; thence East on and along said South line to the Southeast corner of said Northwest Quarter; thence North on and along the East line to the point of beginning and containing 80.0 acres, more or less.

SITE LOCATION



SITE LOCATION
(FROM FISHERS ZONE MAP)



**PARKSIDE
ORDINANCE NO. 030294C**

AN ORDINANCE AMENDING THE ZONING ORDINANCES 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 NO. 110380, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

SECTION 1. DECLARATION

That the Zone Map, identified as OFFICIAL ZONING MAP, TOWN OF FISHERS, INDIANA, dated November 3, 1980, which accompanies and is a part of the Zoning Ordinances of the Town of Fishers, Indiana, as amended, is hereby changed as follows:

That the zoning classification of the following described real estate is hereby designated as PD.

SEE EXHIBIT "A" ATTACHED HERETO

SECTION 2. LAND USE

All uses described in Sections 151.075 (C3), and 151.077 (I1) of the Zoning Code, as amended, shall be permitted in this PD District, which hereinafter shall be known as the Fishers Trade Center PD, subject to the Development Standards herein.

SECTION 3. DEVELOPMENT STANDARDS

A. COMMERCIAL USES

The following development standards shall apply to all commercial uses of the real estate herein described. For the purposes of this Ordinance, commercial use shall be defined as any land use permitted within the C3 Commercial District.

(1) MINIMUM BUILDING SETBACKS. The following minimum setback lines apply to any and all structures erected upon the premises:

(a) Front Yard Setback - 25 feet on Interior PD District Streets, 50 feet on 126th Street, 131st Street, and S.R. 37.

(b) Side Yard Setback - Side yards of 10 feet shall be provided along each side lot line. Where the side yard abuts an adjacent residential district or land use, the side yard shall not be less than 50 feet, 30 feet of which shall be maintained as greenspace for the installation of screening.

(c) Rear Yard Setback - Rear yards of 20 feet shall be provided along each rear lot line. Where the rear yard abuts an adjacent residential zone district or land use, the rear yard shall not be less than 50 feet, 30 feet of which shall be maintained as greenspace for the installation of screening.

(2) MAXIMUM STRUCTURE HEIGHT. Maximum height of all buildings and structures shall not exceed 35 feet.

(3) MAXIMUM LOT COVERAGE. Maximum coverage of any given lot by buildings or other structures shall not exceed 50% of the gross area of the lot.

(4) OTHER COMMERCIAL STANDARDS. Other Developmental Standards for Commercial uses not specifically defined by this Ordinance or by subsequent covenants and restrictions recorded for this PD District shall be as specified in Section 151.075 (Commercial District C3) of the Fishers Zoning Code, as amended.

B. OFFICE/INDUSTRIAL USES

The following development standards shall apply to all office/industrial uses of the real estate herein described. For the purposes of this Ordinance, office/industrial use shall be defined as any land use permitted within the I1 Industrial District.

(1) MINIMUM BUILDING SETBACKS. The following minimum setback lines apply to any and all structures erected upon the premises:

(a) Front Yard Setback - 50 feet on Interior PD District Streets, 65 feet on 126th Street, 131st Street, and S.R. 37.

(b) Side Yard Setback - Side yards of 20 feet shall be provided along each side lot line. Where the side yard abuts an adjacent residential district or land use, the side yard shall not be less than 75 feet, 30 feet of which shall be maintained as greenspace for the installation of screening.

(c) Rear Yard Setback - Rear yards of 35 feet shall be provided along each rear lot line. Where the rear yard abuts an adjacent residential zone district or land use, the rear yard shall not be less than 75 feet, 30 feet of which shall be maintained as greenspace for the installation of screening.

(2) MAXIMUM STRUCTURE HEIGHT. Maximum height of all buildings and structures shall not exceed 65 feet.

(3) MAXIMUM LOT COVERAGE. Maximum coverage of any given lot by buildings or other structures shall not exceed 50% of the gross area of the lot.

(4) OTHER OFFICE/INDUSTRIAL DEVELOPMENT STANDARDS. Other Developmental Standards for Commercial uses not specifically defined by this Ordinance or by subsequent covenants and restrictions recorded for this PD District shall be as specified in Section 151.077 (Commercial District C3) of the Fishers Zoning Code, as amended.

C. REQUIRED LANDSCAPING AND SCREENING

The following general landscaping guidelines shall be followed by all business, industrial or commercial property developers within the PD District designated by this Ordinance. Landscaping requirements will be imposed upon property at the time of individual applications for Improvement Location Permits.

(1) Adjacent to Public Rights-of-Way. On the site of a building or open lot use providing an off-street parking area or other vehicular use area where such area will not be entirely screened by an intervening building or structure from any abutting right-of-way, there shall be provided

landscaping between such area and such right-of-way, as follows:

(a) A strip of land at least ten (10) feet in depth located between the abutting right-of-way and the off-street parking or other vehicular use area shall be landscaped, such landscaping to include one shade tree for each fifty (50) lineal feet of frontage or fraction thereof. In addition, a hedge, wall or other durable landscape barrier of at least two (2) feet in height shall be placed along the perimeter of such landscape strip. If such barrier is of non-living material, then one shrub or vine shall be placed at intervals of not less than ten (10) feet. The remainder of the required landscape areas shall be planted with grass, ground cover, or other landscape treatment, excluding pavement.

(b) All property other than the required landscaped strip lying between the right-of-way and off-street parking area or other vehicular use area shall be landscaped with at least grass or other ground cover.

(c) Necessary accessways from the public right-of-way through all such landscaping shall be permitted to service the parking or other vehicular use areas and such accessways may be subtracted from the lineal dimension used to determine the number of trees required.

(2) Perimeter Land Relating to Abutting Properties. On the site of a building or landscaping structure or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened by an intervening building or structure from abutting property, that portion of such area not so screened shall be provided with a wall or hedge or other durable landscape barrier not greater than eight (8) feet in height nor less than three and one-half (3 1/2) feet in height, to form a continuous screen between the off-street parking area or other vehicular use area and such abutting property. Such landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area exposed to the abutting property, provided the purpose of screening off-street parking area and other vehicular use areas is accomplished. If such barrier consists all or in part of plant materials, such plant materials shall be planted in a planting strip of not less than five (5) feet in width.

In addition, one tree shall be provided for each seventy-five (75) lineal feet of such landscape barrier or fractional part thereof. Such trees shall be located between the common lot line and the off-street parking area or other vehicular use areas. Each such tree shall be planted in at least twenty-five (25) square feet of planting area with a minimum dimension of at least five (5) feet. Each such planting area shall be landscaped with grass, ground cover, or other landscape material, excluding paving, in addition to the required tree. The provisions of this subsection shall not be applicable where a proposed parking area or other vehicular use area abuts an existing hedge, wall, or other durable landscape barrier on an abutting property. Said existing barrier may be used to satisfy the landscape barrier requirements of this subsection, provided that said existing barrier meets all applicable standards of this Ordinance and protection against vehicular encroachment is provided for hedges.

(3) Parking Area. Off-street parking areas shall have at least ten (10) square feet of interior landscaping for each parking space, excluding those spaces abutting a perimeter for which landscaping is required by other sections hereof and excluding all parking spaces that are directly served by an aisle abutting and running parallel to such a perimeter. In addition, other vehicular use areas shall have one (1) square foot of landscape area for each 100 square feet or fraction thereof of paved area for the first 50,000 square feet, excluding the first 5,000 square feet of paved area plus one (1) square foot of landscape area for each 200 square feet or fraction thereof of paved

area for all paved area over 50,000 square feet. Each separate landscaped area shall contain a minimum of 50 square feet and shall have a minimum dimension of at least five (5) feet and shall include at least one tree having a clear trunk of at least five (5) feet, with the remaining area adequately landscaped with shrubs, ground cover or other authorized landscaping material, not to exceed three (3) feet in height. The total number of trees shall not be less than one (1) for each one hundred (100) square feet or fraction thereof of required interior landscaped area.

Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving. In other vehicular use areas where the strict application of this subsection will seriously limit the function of said area, the required landscaping may be located near the perimeter of the paved area, including such perimeters which may be adjacent to a building on the site. Such required interior landscaping which is relocated as herein provided shall be in addition to the perimeter landscaping requirements. The front of a vehicle may encroach upon any interior landscaped area when said area is at least three and one-half (3 1/2) feet in depth per abutting parking space and protected by wheel stops or curbing. Two (2) feet of said landscaped area may be part of the required depth of each abutting parking space.

(4) Existing Plant Material. In instances where healthy plant material exists on a site prior to its development, in part or in whole, for purposes of off-street parking or other vehicular use areas, the agency charged with the issuance of building permits may adjust the application of the above mentioned standards to allow credit for such plant material if, in its opinion, such an adjustment is in keeping with and will preserve the intent of this Ordinance.

(5) Plan Approval. Detailed development shall include landscaping plans for any property located within the PD District designated by this Ordinance. Such plans shall be reviewed by the PD committee to determine compliance with requirements specified herein. Landscape plans included in the Detailed Development Plans shall include the following:

- (a) Landscaping materials, natural and artificial;
 - (1) location and spacing of existing and proposed plant materials;
 - (2) types of materials identified by botanical and common names and listed on a plant material schedule, with method of transplant specified; all trees to be removed should be noted;
 - (3) size of materials, in diameter and height, at installation and at maturity;
- (b) Proposed treatment of all ground surfaces (paving, turf, and grading);
- (c) Quantity of each of the planting and artificial materials to be used, and
- (d) Methods of protecting landscaped areas.

D. SIGNS

This Ordinance does hereby create provisions for the installation and maintenance of certain signs to be used for the identification of business located within the Fishers Trade Center PD. For the purposes of this ordinance such signs shall be referred to as integrated center identification signs. Integrated center identification signs shall be defined as permanent signs with changeable

panels controlled by the Developer of the Fishers Trade Center PD, which may allow one or more of the business establishments within the PD District to identify itself on the sign. Integrated center identification signs along S.R. 37 may not exceed a maximum of 240 square feet in area, and the top of the highest sign panel may not exceed a maximum height of 28 feet above the pavement elevation of S.R. 37, as depicted in Exhibit "C" hereto. Integrated center identification signs along 126th Street and 131st Street may not exceed a maximum of 180 square feet in area, and the top of the highest sign panel may not exceed a maximum height of 20 feet above the pavement elevation of the adjoining roadway, as depicted in Exhibit "D" hereto.

(1) Signs along S.R. 37. The Developer may install up to two (2) integrated center identification signs on the real estate abutting the right-of-way of S.R. 37. Said signs shall be allowed to be placed in the approximate locations denoted on the Preliminary Planned Development Plan attached hereto as Exhibit "B." No other ground or pole-mounted business identification signs shall be allowed to be erected along S.R. 37 by individual property owners within the Fishers Trade Center PD.

(2) Signs along 126th Street and 131st Street. The Developer may install one integrated center identification sign on the real estate abutting each right-of-way of both 126th Street and 131st Street. Said signs shall be allowed to be placed in the approximate locations denoted on the Preliminary Planned Development Plan attached hereto as Exhibit "B." No other ground or pole-mounted business identification signs shall be allowed to be erected along 131st Street by individual property owners within the Fishers Trade Center PD.

(3) Other Signs. Other signs which are not described or defined in this Ordinance shall be regulated by the provisions of the Fishers Sign Code, Title XV, Chapter 158 of the Code of Land Use Ordinances of the Town of Fishers, Indiana, as amended.

SECTION 4. PURPOSE

This district is intended to provide more development flexibility than is possible through the application of customary zoning regulations. In recognition of both the rapid changes in design and technology in the building industry and the attributes of the real estate adjacent to Indiana State Highway #37, it is deemed necessary to meet those changes in a manner that will be consistent with the best interests of the entire Town.

(A) STATEMENT OF PURPOSE.

- (1) To encourage a more creative approach in land and building site planning.
- (2) To encourage an efficient, aesthetic and desirable use of open space.
- (3) To promote variety in the physical development pattern of the community.
- (4) To achieve flexibility and incentives for commercial and industrial development which will produce a wider range of choice in satisfying the changing needs of Fishers, Indiana.
- (5) To permit special consideration of property with unique features, such as unusual topography, landscape amenities, and size and shape.
- (6) To simplify processing of development proposals for developers and the

Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.

SECTION 5. APPLICABILITY.

(A) The provisions of this section shall apply only to a tract of land herein described; provided, however, said provisions may apply to a proposed development in which the primary use is business or industrial use when such proposal is deemed to be in the best interests of the entire Town.

(B) The basic land unit of this PD District is the block, parcel, tract, combination of lots, or acreage, not the lot; provided, however, divisible geographic sections of the entire Planned Development may be designated.

(1) A proposed Development Plan shall be designed to produce an environment of stable and desirable character, in keeping with the principles of good design, and must provide standards of open space, efficiency in street patterns and areas for parking adequate for the occupancy proposed.

(2) Before approval of a Preliminary Development Plan, a detailed determination of land use intensity shall be declared, and the Commission shall make a finding that said intensity is consistent with the Land Use Plan of current adoption and the best interests of the entire Town and surrounding areas.

SECTION 6. PROCEDURE.

The authorization of a Development Plan shall be subject to the procedures expressed herein.

(A) Copies of a preliminary plan of the proposed development, containing the following information, shall be submitted for review and approval.

(1) Proposed dimensioned layout (to scale not to exceed 200' = 1") of any streets, geographic areas and other elements basic to the proposed use in relationship to site conditions.

(2) Proposed locations, amounts and types of uses within the area proposed to be developed.

(3) Proposed plan for handling vehicular traffic, sewage disposal, drainage, water supply site perimeter treatment and other pertinent development features.

(4) The preliminary plan may be an approximate drawing, but it shall include any other graphic mediums that will explain the features to be contained within the development of engineering feasibility.

(5) The plan shall show the boundary lines of the subject area and land uses proposed and the existing zoning of the area proposed to be developed as well as the land adjacent thereto. In the case of a petition by owners, the plan shall also show which property within the area proposed for development is owned by such owners.

(6) An enumeration of covenants, in general terms, proposed to be made a part of the

Planned Development.

(7) A statement expressing the order and estimated time of development.

(B) Application for approval of the Preliminary Development Plan shall be submitted to the Commission with sufficient copies of the preliminary plan and any other desired supporting documents at a regular meeting of the Commission as a petition for Amendment to the Zoning Code and subject to the procedures applicable thereto. The Commission may approve the plan submitted, amend and approve the plan as amended, or disapprove the plan. The Commission may impose any reasonable conditions upon its approval, including the recording of covenants. If approved, the preliminary plan with amendments, if any, shall be stamped "Approved Preliminary Development Plan" and be signed by the President and Secretary of the Commission, and one copy shall be permanently retained in the office of the Commission.

(C) The approved Preliminary Development Plan shall then be certified to the Town Council for adoption as a "PD" Planned Development District pursuant to the laws governing amendment of zoning codes.

(D) Upon adoption by the Town Council, the approved Preliminary Development Plan shall be forwarded to a committee consisting of:

- (1) a representative of the Town Council;
- (2) Plan Commission Chairman; and
- (3) Director of Community Development,

which shall thereafter exercise continuing jurisdiction. The committee shall conduct its business under the title of Fishers Planned Development Committee. Approval by a majority of the committee is sufficient for the conduct of any committee business. Before any development takes place, the committee shall approve a final detailed site plan specifying the exact location, composition, and detailed engineering features of all lots, drainage, sewage, water supply facilities, site perimeter treatment and other pertinent site development features including general locations and features of proposed buildings. Such approval shall be conditional upon a finding by the committee that the detailed site plan is consistent with the approved Preliminary Development Plan.

The approved final detailed site plan shall be stamped "Approved Final Detailed Development Plan" and be signed by any two members of the committee, and one copy shall be permanently retained in the office of the Commission. Approval of the final Detailed Development Plan shall constitute approval of the development standards contained therein and within the covenants to be recorded with each phase of the development. The Town by its Code Enforcement officer, as designated by ordinance, shall enforce compliance with the development standards as contained in the covenants.

(1) Approval of a detailed site plan for all of the real estate shall be obtained within after adoption by the Town Council of the Preliminary Development Plan, unless the Commission, upon proper application, for good cause shown, grants an extension of time for such period as it deems is in the public interest. All or an appropriate part of the Development Plan may be undertaken in sections or phases.

(2) An "Approved Final Detailed Development Plan" may mean and be designated the

same as a Secondary Plat.

(3) A refusal by the Commission to approve a detailed final site plan shall not be construed as a denial, and any such refusal shall not operate as a limitation on the right of the petitioner to continue to seek approval, nor shall it impair the right of the petitioner to obtain an extension of time for approval.

(4) In the event that approval of a final detailed site plan is not obtained within the period or an approved extension of time, the Commission shall initiate an amendment to the Zoning Ordinance so that the land will be zoned to a category adopted by the Town Council as an amendment to the Zoning Ordinance.

(E) The petitioner may develop the property involved in phases. The petitioner may submit to the committee partial detailed site plans which correspond to the phases involved. Such partial detailed site plans, when approved, shall be treated in the same manner as approved final detailed site plans for an entire Planned Development Plan.

(F) Where a platting, replatting or vacation of streets within all or a portion of the land involved is contemplated, the committee shall handle such matters in accordance with its regular procedures and in accordance with the law.

(G) No construction or installation work shall be done on any public improvements until satisfactory plans and specifications therefor have been submitted to the committee.

(H) In the exercise of its continuing jurisdiction, the committee may from time to time modify the approved Final Detailed Development Plan in a manner consistent with the approved Preliminary Development Plan to allow for changed circumstances and conditions unforeseen at the time of original approval.

(I) All development shall be in conformity with the approved Detailed Development Plan. In the exercise of its continuing jurisdiction, the commission shall take cognizance of any material deviations from the approved Detailed Development Plan and take appropriate enforcement action.

(J) Approval by the committee shall expire after a period of two (2) years from the approval of a Final Detailed Development Plan, unless the development is 50 percent (50%) completed, in terms of public improvements, including streets, walkways and utility installations, in which instance an extension of time may be granted by the committee.

(K) All proceedings brought under this section shall be subject to the Rules of Procedure of the Commission, where not inconsistent with the procedure otherwise stated herein, except that notice by publication shall be sufficient notice for proceedings related solely to approval and modification of a Final Detailed Development Plan.

SECTION 7. ABANDONMENT OR EXPIRATION

Under the abandonment of a development authorized under this section (abandonment shall be deemed to have occurred when no improvements have been made pursuant to the approved final detailed Development Plan for twenty-four (24) consecutive months, or upon the expiration of the approval by the Commission of a Preliminary Detailed Development Plan for a development which has not been completed or the expiration of an extension granted by the Commission), the

Commission shall initiate an amendment to the Zoning Code so that the land will be zoned into a category or categories which most nearly approximates its then existing use or such other zoning category or categories that it deems appropriate.

SECTION 8. RECORDING

An approved Final Detailed Development Plan and modifications thereof shall be recorded in the appropriate plat books in the offices of the Hamilton County Recorder within two (2) years after approval by the committee.

SECTION 9. COVENANTS AND MAINTENANCE

(A) Covenants shall be required by the Commission as an ingredient for stability and longevity of the Planned Development and shall set forth in detail provisions for the ownership and maintenance of facilities held in common so as to reasonably insure their continuity and conservation. Said covenant provisions shall include special remedies in the event facilities held in common are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the Town, and in such event, the Town shall take those remedial steps provided for in such provisions.

(B) The Commission may require the recording of covenants for any reasonable public or semi-public purpose, including, but not limited to, the allocation of land by the petitioner for public thoroughfares, and other public and semi-public purposes wherever necessary in conformity with the Comprehensive Plan. Such covenants shall provide that if a governmental unit or agency thereof does not proceed with acquisition of the allocated land within a specified period of time, the covenants shall automatically terminate. If such termination occurs, the petitioner shall then submit for approval by the Commission a modified final detailed site plan for such land consistent with the approved Preliminary Development Plan. Such modified final detailed site plans, when approved, shall be treated in the same manner as approved detailed site plans for an entire Development Plan.

(C) The Commission may require the recording of covenants for any other reasonable purpose, including, but not limited to, imposing standards for development of property in the Planned Development. Such development standards may include, but are not limited to, requirements as to the following:

- (1) Lot area;
- (2) Floor area;
- (3) Ratios of floor space to land area;
- (4) Area in which structures may be built ("Buildable area"), including areas for cluster type development without lot lines;
- (5) Setback lines and minimum yards;
- (6) Building separations;
- (7) Height of structures;
- (8) Signs;
- (9) Off-street parking and loading space;
- (10) Design standards;
- (11) Phasing of development.

(D) The petitioner shall provide financial assurance for the satisfactory installation of all public facilities in the form of bonds or such other assurances as are required in the normal

procedures of platting pursuant to the provisions of the Subdivision Control Ordinance.

(E) Adequate provision shall be made for private organization with direct responsibility to, and control by, the property owners involved to provide for the operation and maintenance of all common facilities including private streets jointly shared by such property owners if such facilities are a part of the Development Plan, and, in such instance, legal assurance shall be provided which shows that the private organization is self-perpetuating and adequately funded to accomplish its purposes.

(F) Common facilities which are not dedicated to the public shall be maintained to standards assuring continuous and adequate maintenance at a reasonable and nondiscriminatory rate of charge to the beneficiary thereof. Common facilities not dedicated to the public shall be operated and maintained at no expense to any governmental unit.

(G) All private streets shall be maintained by the aforesaid private organization in such a manner that adequate access is provided at all times to vehicular traffic, so that fire, police, health, sanitation and public utility vehicles can serve the properties contiguous or adjacent thereto, and so that said vehicles will have adequate turning area.

SECTION 10. LIMITATION ON REZONING

The Plan Commission shall not initiate any amendments to the Zoning Code concerning the property involved in a Planned Development before completion of the development, as long as development is in conformity with the approved Detailed Development Plan, and proceeding in accordance with the time requirements imposed herein. If the terms and conditions of this Ordinance, as amended, and the Fishers Zoning Code, as amended, come into conflict or are inconsistent with one another, this Ordinance shall supersede the Fishers Zoning Code. This Ordinance shall be in full force and effect from and after its passage.

PASSED by the Town Council of the Town of Fishers, Indiana, on the 2nd day of March, 1994.

By: Walter F. Kelly /s/
Walter F. Kelly

James P. Roederer /s/
James P. Roederer

Roy G. Holland /s/
Roy G. Holland

David C. Gingrich /s/
David C. Gingrich

Deborah Heckart /s/
Deborah Heckart

ATTEST:

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

This instrument prepared by Douglas B. Floyd, Attorney, 970 Logan Street, Noblesville, IN 46060.



PUD COMMITTEE STAFF REPORT

DEPARTMENT CONTACT:

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

DOCKET NUMBER:

PUD-22-19

PETITIONER/PROPERTY OWNER:

Tony Bagato

PUBLIC HEARING DATE:

March 1st, 2023 5:00 PM, Huston Theater

PROPERTY ADDRESS/LOCATION:

Northeast corner of Erlen Drive and Minden Drive

SPECIFIC REQUEST: Lennar homes request approval of elevations and site design for Parkview Towns, formerly, Section 2 of the Parkside Towns at Saxony.

SIZE OF PROPERTY:

1.17 acres

EXISTING ZONING:

PUD (Saxony)

EXISTING LAND USE:

Vacant

PROJECT SUMMARY:

Tony Bagato, on behalf of Lennar homes, is requesting approval of site design and elevations for new townhomes to be known as Parkview Towns. The site is generally located on the northeast corner of Erlen Drive and Minden Drive within the Saxony PUD.

The HOA will be voting on the common area issue on 2/27. This item may be withdrawn depending on the outcome of the vote. If the common area is dedicated to Lennar, Lennar will proceed with a continuation of Parkside Towns Sec. 2, with architecture mirroring the existing Section 1.

LOCATION MAP:


STAFF RECOMMENDATION

☐ **APPROVE**

☐ **NO
RECOMMENDATION**

☒ **DENY**

☐ **CONTINUE**

ATTACHMENTS:

☒ PETITIONER'S PACKET

☐ PUBLIC COMMENTS

☒ AGENCY

COMMENTS

☐ OTHER

PETITION OVERVIEW:

History:

The original Saxony PUD Ordinance was adopted in 2001. Since then, there have been several text amendments with the most recent being in 2017 (#101617B). The subject property lies at the corner of Erlen and Minden Dr within Area A-2 of the Saxony PUD. Area A-2 allows for mixed use development. The proposed townhome development aligns with the vision for the area. Where the PUD is silent, the City's Unified Development Ordinance shall apply.

In 2021, this area was brought to PUD Committee for review as Parkside Towns at Saxony Section 2. At that time, the elevations provided, were identical to what is built in Section 1. Due to conflicts with Lennar homes and the existing HOA, the design has now been changed. Now, Parkview towns will be its own entity, with its own HOA. Because of this new identity, and the size constraints of the area, Lennar has presented an alternate design to mirror the separation of the communities.

Architecture

Staff has had concerns about the change to the architectural styles. The existing Parkside Towns are a modern style whereas the proposed elevations for Parkview Towns is a more colonial look. Parkview Towns will only include 4 buildings, so staff is concerned the abrupt shift in character would look strange in such a small area of the already built out block of townhomes. Because of these concerns, staff had the proposed elevations reviewed by Veridus Architecture. Their recommendations were provided to the petitioner and have been included on this report. The petitioner has not addressed the comments.

Architectural standards are not included in the Saxony PUD. Staff reviewed the elevations against UDO Article 6.3 Architectural Design Standards for reference. This comparison is included in the attachment 'Parkview Towns Comparison Chart'.

STAFF COMMENTS:

Staff would prefer the existing modern motif be continued to complete this block. However, Lennar has stated that if they continue this modern look they will lose units, making the project infeasible. Staff requests the petitioner continue to work with staff to enhance the proposed elevations per the comments provided by the Veridus Group.

- ATTACHMENTS:**
- 1) Petitioner Packet
 - 2) Veridus Architectural Review Letter
 - 3) Parkview Towns Comparison Chart



REAR ELEVATION 2-UNIT REAR-LOAD BUILDING

NOT TO SCALE



TALBOTT II C MERIDIAN III D
FRONT ELEVATION 2-UNIT REAR-LOAD BUILDING

NOT TO SCALE

NOTE:

CONTROL ELEVATIONS ARE PROVIDED TO SHOW OVERALL BUILDING CONFIGURATION ONLY. SEE INDIVIDUAL UNIT DRAWINGS FOR ALL ELEVATION INFORMATION.

NOTE:

SEE TALBOTT II AND MERIDIAN III INDIVIDUAL UNIT ELEVATIONS FOR LEFT AND RIGHT SIDE ELEVATIONS

NOTE:

NOTE: 2-HR. FIRE-RATED CORE WALL EXTENDS ALL THE WAY UP TO THE UNDERSIDE OF F.R.T. ROOF DECKING

NOTE:

2-HR. FIRE-RATED CORE WALL EXTENDS OUT TO FURTHEST WALL AT PLAN OFFSET CONDITIONS BETWEEN UNITS AT FIRE-SEPARATION LINE (PROPERTY LINE) AT FRONT AND REAR OF BUILDING. SEE STANDARD DETAIL 03, SHEET D-2)

NOTE:

REAR WINDOW, DOOR, AND DECK LOCATIONS VARY PER PLAN AND OPTION SELECTIONS. SEE INDIVIDUAL UNIT PLANS FOR LOCATIONS.

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED®

REV. NO.	DATE	REMARKS
1	10/26/22	ISSUE DATE
2		
3		
4		
5		

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LENNAR®		SET NO.	MODEL
3-STORY RL TOWNHOMES		5778C0	5772A0.-B0
DRAWING TITLE		5773D0	DRAWN BY SAM
OPTION DESCRIPTION		COLLECTION	
2-UNIT REAR-LOAD			
1-STORY BRICK REAR			

SHEET NO.

C-1.2



REAR ELEVATION 1-STORY BRICK REAR 3-UNIT REAR-LOAD BUILDING

NOT TO SCALE



FRONT ELEVATION 3-UNIT REAR-LOAD BUILDING

NOT TO SCALE

INDIANAPOLIS DIVISION



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LENNAR®

MODEL

3-STOREY RL TOWNHOMES

DRAWING TITLE

CONTROL ELEVATIONS

OPTION DESCRIPTION

3-UNIT REAR-LOAD 24' INTERIOR 1-STORY BRICK REAR

SET NO.

5778C0

5772A0.-B0

9773D0

DRAWN BY

SAM

COLLECTION

SHEET NO.

C-1.3

NOTE:
CONTROL ELEVATIONS ARE PROVIDED TO SHOW OVERALL BUILDING CONFIGURATION ONLY. SEE INDIVIDUAL UNIT DRAWINGS FOR ALL ELEVATION INFORMATION.

NOTE:
SEE TALBOTT II AND MERIDIAN III INDIVIDUAL UNIT ELEVATIONS FOR LEFT AND RIGHT SIDE ELEVATIONS

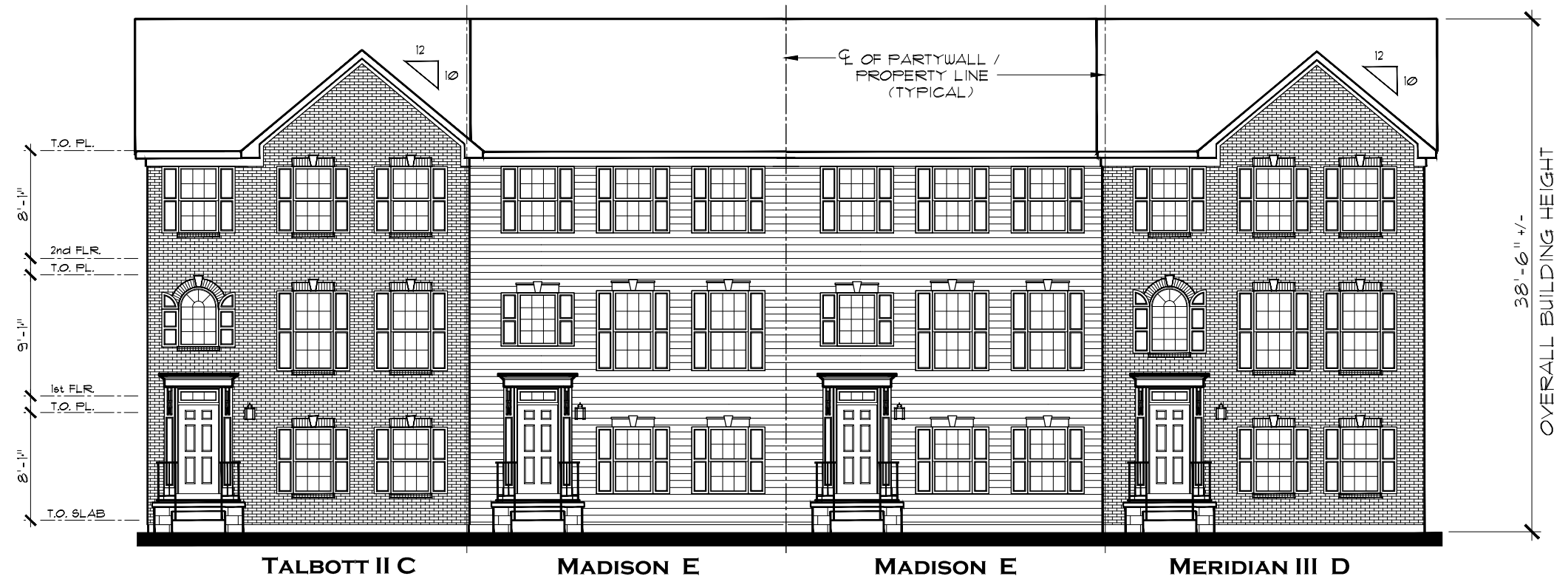
NOTE:
NOTE: 2-HR. FIRE-RATED CORE WALL EXTENDS ALL THE WAY UP TO THE UNDERSIDE OF F.R.T. ROOF DECKING

NOTE:
2-HR. FIRE-RATED CORE WALL EXTENDS OUT TO FURTHEST WALL AT PLAN OFFSET CONDITIONS BETWEEN UNITS AT FIRE-SEPARATION LINE (PROPERTY LINE) AT FRONT AND REAR OF BUILDING. SEE STANDARD DETAIL 03, SHEET D-2)

NOTE:
REAR WINDOW, DOOR, AND DECK LOCATIONS VARY PER PLAN AND OPTION SELECTIONS. SEE INDIVIDUAL UNIT PLANS FOR LOCATIONS.



REAR ELEVATION 1-STORY BRICK REAR **4-UNIT REAR-LOAD BUILDING**
NOT TO SCALE



FRONT ELEVATION **4-UNIT REAR-LOAD BUILDING**
NOT TO SCALE

NOTE:
CONTROL ELEVATIONS ARE PROVIDED TO SHOW OVERALL BUILDING CONFIGURATION ONLY. SEE INDIVIDUAL UNIT DRAWINGS FOR ALL ELEVATION INFORMATION.

NOTE:
SEE TALBOTT II AND MERIDIAN III INDIVIDUAL UNIT ELEVATIONS FOR LEFT AND RIGHT SIDE ELEVATIONS

NOTE:
NOTE: 2-HR FIRE-RATED CORE WALL EXTENDS ALL THE WAY UP TO THE UNDERSIDE OF F.R.T. ROOF DECKING

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2-HR FIRE-RATED CORE WALL EXTENDS OUT TO FURTHEST WALL AT PLAN OFFSET CONDITIONS BETWEEN UNITS AT FIRE-SEPARATION LINE (PROPERTY LINE) AT FRONT AND REAR OF BUILDING. SEE STANDARD DETAIL 03, SHEET D-2)

NOTE:
REAR WINDOW, DOOR, AND DECK LOCATIONS VARY PER PLAN AND OPTION SELECTIONS. SEE INDIVIDUAL UNIT PLANS FOR LOCATIONS.

INDIANAPOLIS DIVISION

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MODEL	SET NO.	DRAWING TITLE	DRAWN BY	COLLECTION
3-STORY RL TOWNHOMES	5778CO	5772AO.-B0	9773DO	SAM
CONTROL ELEVATIONS				
OPTION DESCRIPTION				
4-UNIT REAR-LOAD 24' INTERIORS				
1-STORY BRICK REAR				

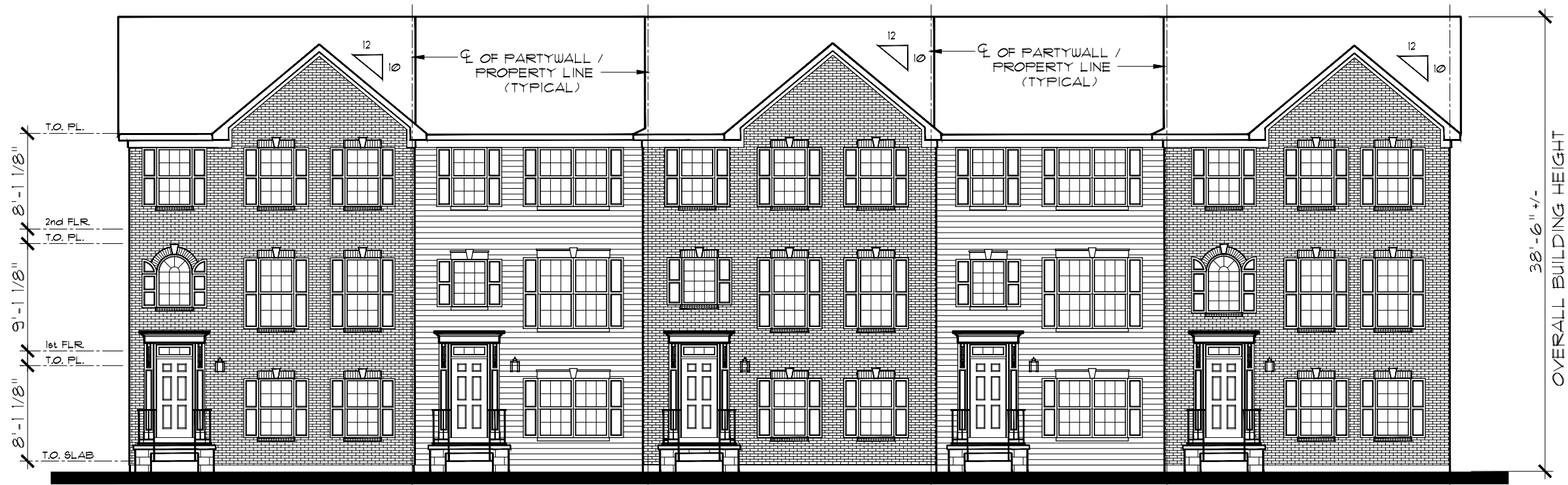
SHEET NO.

C-1.4



REAR ELEVATION 1-STORY BRICK REAR 5-UNIT REAR-LOAD BUILDING

NOT TO SCALE



TALBOTT II C LOCKERBIE V A MADISON F LOCKERBIE V A MERIDIAN III D

FRONT ELEVATION 5-UNIT REAR-LOAD BUILDING

NOT TO SCALE

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

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1	10/26/22	ISSUE DATE
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LENNAR®

MODEL

3-STORY RL TOWNHOMES

DRAWING TITLE

CONTROL ELEVATIONS

OPTION DESCRIPTION

5-UNIT REAR-LOAD 24' CENTER 1-STORY BRICK REAR

SET NO.

5778CO

5772AO -B0

9773DO

DRAWN BY

SAM

COLLECTION

SHEET NO.

C-1.5

NOTE:
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NOTE:
SEE TALBOTT II AND MERIDIAN III INDIVIDUAL UNIT ELEVATIONS FOR LEFT AND RIGHT SIDE ELEVATIONS

NOTE:
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NOTE:
REAR WINDOW, DOOR, AND DECK LOCATIONS VARY PER PLAN AND OPTION SELECTIONS. SEE INDIVIDUAL UNIT PLANS FOR LOCATIONS.

VIA ELECTRONIC MAIL

SAXONY®

October 25, 2022

Mr. Tony Bagato, Entitlements Manager
Lennar Homes of Indiana, LLC
11555 N. Meridian St., Suite 400
Carmel, IN 46032
E-mail: tony.bagato@lennar.com

***Re: Saxony Design Review: Step I (Conceptual Design)
Parkview Towns – Townhomes Extension Re-Design
Saxony Village, Lot Z-1, Fishers, Indiana***

Dear Mr. Bagato:

The Saxony Design Review Board has reviewed the Step I application and plans for the above referenced **Townhomes Extension Re-Design** submitted electronically October 7, 2022, along with the supplemental exterior example photos submitted electronically October 19, 2022.

Please refer to and address each of the comments below in your Step II submittal.

1. Please note vinyl siding shall not be permitted.
2. See comments in the attached letter dated October 21, 2022 from OHM Advisors.

Sincerely,



Meg Ransford
Saxony Design Review Board Manager

MAR/mr

Enclosure

cc w/encl: Steve May – Lennar Homes of Indiana, LLC (steve.may@lennar.com)
Kevin Sumner – Weihe Engineers (sumnerk@weihe.net)
Saxony Design Review Board Members (via email)



October 21, 2022

Mr. Rick Arnos
Republic Development Corp.
3150 Republic Blvd. N., Suite 3
Toledo, OH 43615

RE: Saxony Design Review
Saxony Village Parcel Z-1: Lennar Townhomes
Steps 1 Review: Re-Design

Dear Rick:

Enclosed is our review of the application material for the above referenced plans, received by us on October 7, 2022. The applicant should refer to the Saxony Design Guidelines and Zoning Ordinance while reviewing these comments and making the necessary revisions to the plan. Our comments are as follows

Site and Architecture

1. The proposed plan and elevations appear to be consistent with the design guidelines at this level of detail. We recommend proceeding with step 2. We will be looking forward to additional details on the following items:
 - Material specifications to confirm colors, sizes, and composition of proposed materials. If possible, please provide a selection of potential brick colors that the DRB may offer an opinion on.
 - Confirm roofing material.
 - Indicate location of mechanical equipment, and coordinate with landscape plan for appropriate screening.
 - Proposed exterior lighting fixtures for site and building. Site lighting should be a continuation of that used on the first phase of the site.

This review is intended to identify architectural and site design items that are not in accordance with Saxony design code based on our best effort to interpret the intent of the design code. Our intent is to provide reasonable, consistent, aesthetic quality throughout the development. OHM Advisors is not reviewing for building/zoning code compliance or constructability.

If you have any questions or comment, please feel free to contact us.

Thanks,

A handwritten signature in blue ink, appearing to read "Rick Fay".

Rick Fay, ASLA, PLA, LEED AP
Landscape Architecture

A handwritten signature in blue ink, appearing to read "Nour Al-Qarra".

Nour Al-Qarra, Assoc. AIA
Architecture

OHM Advisors

580 NORTH FOURTH STREET, SUITE 610
COLUMBUS, OH 43215

T 614.418.0600
F 614.418.0614

OHM-Advisors.com

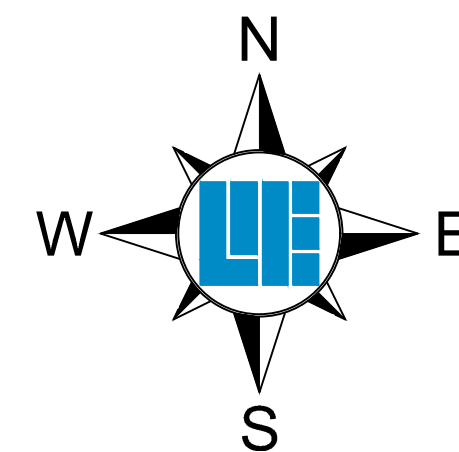
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DATE/TIME: November 01, 2022 - 2:45pm
PLOTED BY: wellsb



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

SCALE: 1" = 20'
0 10 20 40

Page 1 of 1



PARKVIEW TOWNS AT SAXONY

SECTION 2 - CONCEPT K1

Date: November 1, 2022







7151

Welcome
home







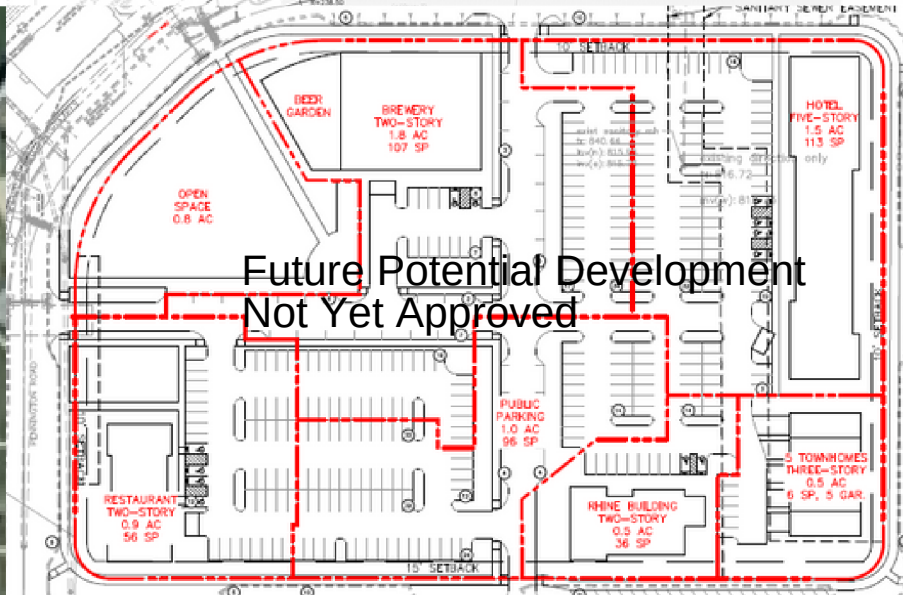
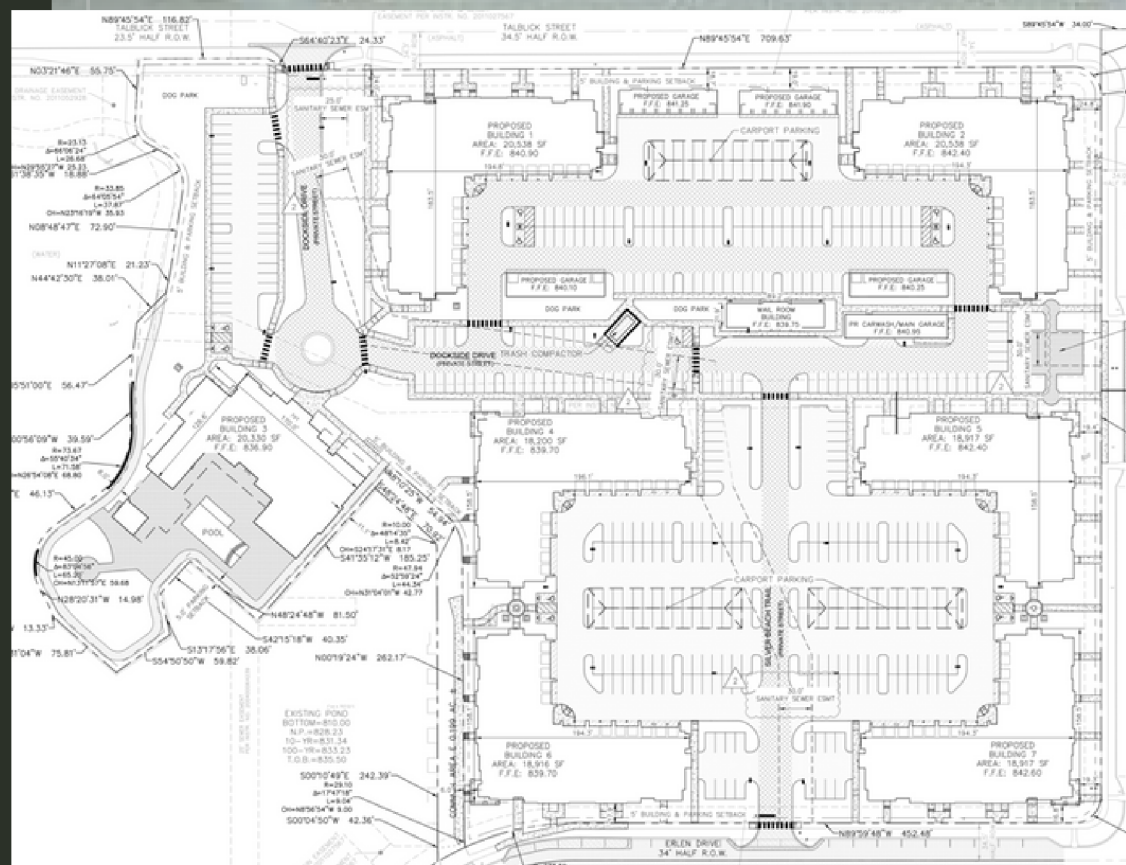




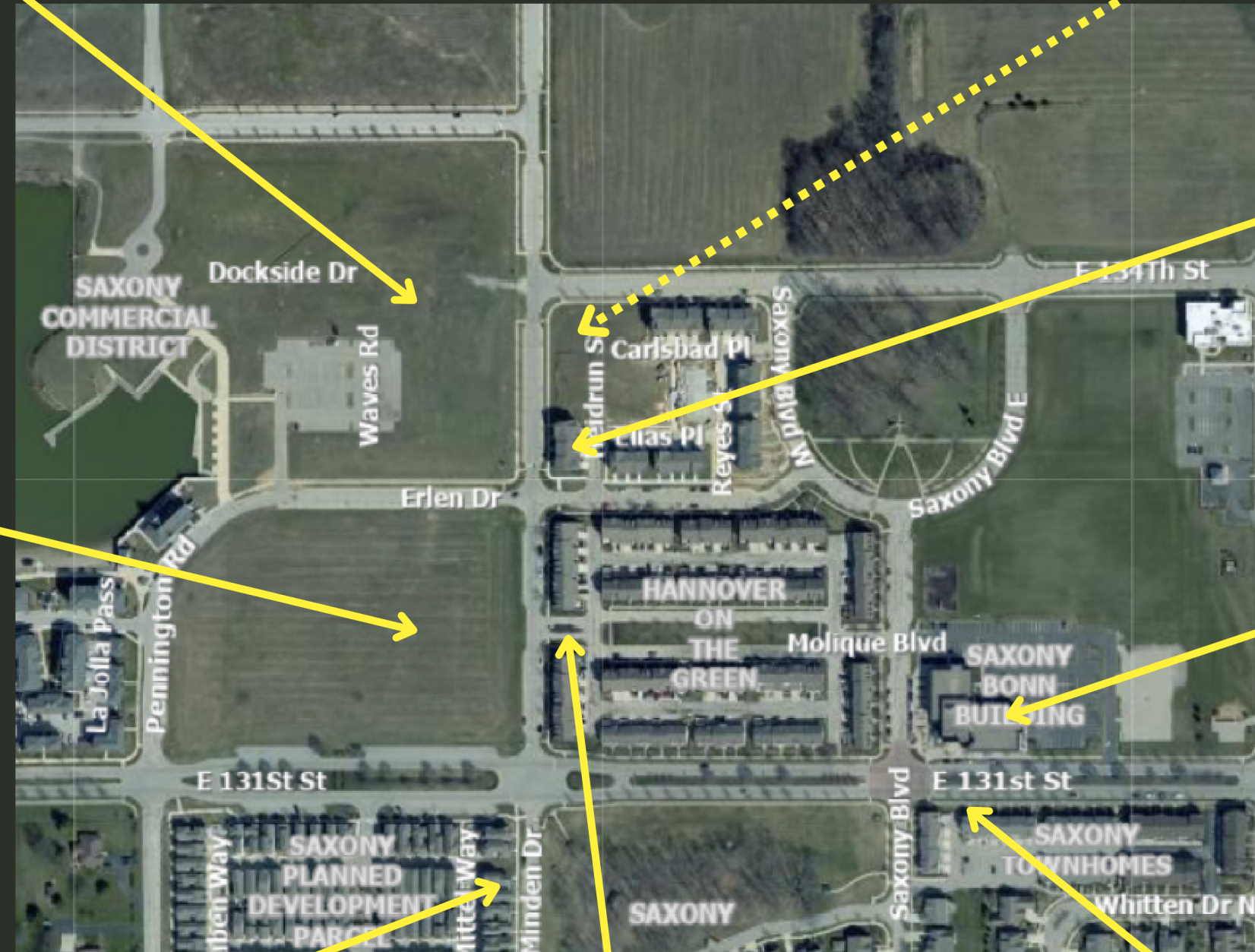




Site Plans



Elevations



Future Street View Looking East



Future Street View Looking West

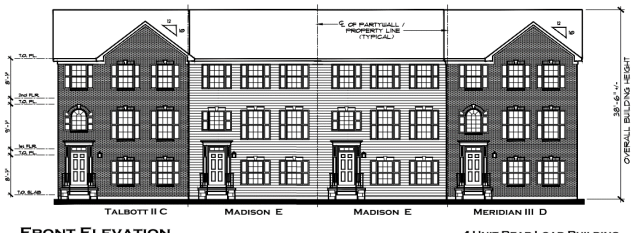


Residential Design

	UDO Requirement Multifamily	Townhomes
a. Buildings must orient, frame, and/or face direct pedestrian views.	Required	Provided
b. Design and orient buildings not to impede access. The building should enhance the appeal of open space and pedestrian environments.	Required	Provided
c. Incorporate architectural features on all sides of a building façade facing a Public View.	Required	Provided
d. Provide for wayfinding signage and create a unique identity for each building or community, by incorporating complimentary variation in design.	Required	Information not provided
e. Ensure that no two (2) buildings viewed from a Public View are alike, by varying at least two (2) of the following for each building: roof pitches, material types, color packages, structure orientation, or incorporate other unique and identifiable architectural or landscape element. See also Sec. 8.2.2 Anti-Monotony Standards .	Required	Provided

Residential Building Form

a. Incorporate at least two (2) types of modulation in the façade plane facing a Public View, including, but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass.	Required	Only 1 type of modulation is provided per townhome
b. Façades equal to or longer than 20' facing a Public View shall provide a minimum total modulation area of 20% of the horizontal wall span, with a minimum vertical height of at least 3' tall. Porches and balconies, at least 6' in depth may count toward this requirement.	Required	Not provided
c. Modulation for qualifying projections, pop outs, bays, recesses, and varied setbacks, must be a minimum depth of 12" from the primary façade plane. A minimum 50% of total modulation must be visible over permanent barriers, such as berms and fencing, from described areas.	Required	Not provided
d. Use any combination of allowed material type, color variation, banding, stringcourse, or modulation to clearly distinguish between the ground level and upper stories.	Required	Semi Provided
e. Incorporate visually heavier and more massive elements or materials, such as stone or masonry, primarily at the base of the buildings. Lighter elements and materials, such as siding, shall be above the heavier or more massive elements. This excludes columns, supports, modulated walls, architectural features, and roof elements.	Required	Provided in Townhomes
f. Second-story residential façades may not extend to the front face without additional façade modulation or additional material types and architectural accents.	Required	Not provided

g. Residential buildings with attached units must articulate the design to differentiate façades of individual units or groups of units. Must consistently incorporate any two (2) of the following: modulation, material, or color variation.	Required	Middle two units are identical 
---	-----------------	--

Roof Standards

a. Modulate and articulate roof forms to create building profile interest and to reduce the appearance of building mass and scale. Applies to façades visible from a public street, public spaces, and pedestrian environments.	Required	Not provided
b. Break up roof massing into primary and secondary roof elements that correspond to horizontal and vertical modulations or divisions in the façade, and denote key architectural elements, such as entries and porches.	Required	Not provided
c. Align and correlate roof forms including elements over porches and entries, with the overall building design and use of materials. Examples include but are not limited to: continuation of roof forms with vertical elements such as columns, piers, and pilasters, or accenting gable type façades with rafters, corbels, or distinct material variations from other wall planes	Required	Not provided
d. Sloped roofs shall have a significant pitch, to be no less than 5/12.	Required	Provided in Townhomes
e. Provide variations in roof profile including but not limited at least two (2) of the following: two (2) or more visible roof planes; dormers, lookout, turret, or cornice work such as corbels, spaced consistently along the façade plane.	Required	Provided in Townhomes
f. Quality roof materials such as tile, slate, cedar shake with fire protection, 30-year asphalt shingles, dimensional asphalt or fiberglass shingles, high-quality standing seam metal roofing, or high-quality metal shingle roofing shall be used on all structures. All metal roofing shall be low-gloss and a base color.	Required	Provided in Townhomes

Automobile Storage Standards

a. Front loaded garages must be setback 4' from the front façade plane, with a minimum of a 20' setback from a sidewalk or trail. A covered 6' deep porch that extends at least 1/3 of the front façade may be provided instead of the 4' garage setback.	Optional	Not Applicable, Design is rear loaded
b. Garage door area may not exceed 60% of the front façade of a building.	Required	Not Applicable, Design is rear loaded
c. Two-car garages required, and an additional 4' deep x 6' long storage area shall be provided within the garage.	Optional	Information not provided
d. Every two (2) bays (not more than 25' wide) shall have a separate door, and shall have a 3' plane separation from adjacent door(s).	Required	Not provided
e. Decorative garage doors are required for front-loaded and side-loaded garages.	Optional	Not Applicable, Design is rear loaded
f. Carports must be attached to primary structure.	Optional	Not Applicable, Design is rear loaded
g. Detached garages and carports (multi-family only) must be designed in keeping with the primary structure and must utilize the same materials and color.	Required	Not Applicable, Design is rear loaded

Residential Architectural Elements

a. Provide detailing that transition or frame the façade material changes, and that integrate architectural elements such as lighting, doorways, and windows. Examples include but are not limited to: cornices, decorative caps on brick or stone, decorative lintels, porch railing, transom light, and shutters.	Required	Provided in Townhomes
b. Windows must be provided to allow views to exterior activity areas or vistas, and must be provided on any façade facing a pedestrian or common area used for children's recreation.	Required	Provided in Townhomes
c. Anchor windows and other portals into building wall planes by integrating proportional detailing such as trim, lintels, shutters, railing, and ledges that match the building design for the façade of a building faces an entrance to an adjacent building, roadway, common area, or any viewable public area.	Required	Provided in Townhomes
d. Primary building entries must be clearly defined using a combination of architectural elements, materials, or façade modulation meeting other architectural standards in this Article.	Required	Provided in Townhomes
e. External stairwells must be integrated with the building design and provide residents protection from inclement weather. Use materials, modulation, and architectural elements which relate to and support other standards.	Required	Not Applicable
f. Mechanical and utility equipment shall comply with Sec. 6.2.6 Mechanical & Utility Equipment.	Required	Not provided
Residential Materials		
a. Buildings with façades that face multiple public streets or roadways and/ or public spaces, use consistent material combinations, material quality, and architectural detailing.	Required	Provided in Townhomes
b. Distinguish field materials from accent materials through pattern, texture, or additional detail visible from edge of nearest roadway. Alternate masonry or material courses may count toward this.	Required	Provided in Townhomes
c. Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.	Required	Provided in Townhomes
d. Use a cohesive color scheme featuring a minimum of two (2) field colors, a trim color, and an accent color or material. Garage door colors must coincide with this scheme or other accents.	Required	Provided in Townhomes
e. For each wall plane area greater than 20' in length or height, and visible from roadways, common area, and pedestrian area, shall incorporate at least two (2) distinct field materials, patterns, or colors in any combination, for at least 25% of the visible area. Windows or portals with qualifying accent materials may count toward this requirement, when meeting overall material requirements for the façade elevation.	Required	Not provided
f. Masonry as a qualifying accent material must be applied to 50% of the available wall length at a minimum height of 24" (excluding garage openings).	Required	Not provided
g. Use of neon, or extremely bright colors that can be distracting and may cause a visual nuisance shall not be used as a primary color.	Required	Provided in Townhomes
h. Unfinished or manufactured color smooth face block, untextured concrete panels, and prefabricated steel panels are prohibited as a building façade finish, except an accent or secondary field material	Required	Provided in Townhomes

i. The use of vinyl on single-family is allowed with the following standards: Shall be .052 gauge; decorative entryway with a 12" min. wide door trim; 30% masonry at the water table line as a secondary material; must include at least two (2) other architectural elements, including but limited to, cornices, corbels, columns, window shutters, gable vents, etc.; and must comply with all other standards in this Article.	Not applicable	Not applicable
--	-----------------------	-----------------------

ARCHITECTURAL CONSULTING SERVICES

Date: November 17, 2022

Project: Parkside Towns at Saxony, Section 2, Minden Drive and 134th Street

Project#: 2022.0214.02

Summary:

Parkside Towns at Saxony, Section 2 consists of four townhouse buildings that are to be located at the northwest corner of an existing development along Minden Drive and 134th Street, but under a separate Home Owner's Association (HOA). The development appears to include a two-, a three-, a four- and a five-unit townhouse building. The two-unit townhouse will be adjacent to the existing development along the west side of the site, and the three-unit townhouse will be adjacent to the existing development along the north side of the site. The Future Land Use 2040 map indicates this property is located within Regional Mixed Use. We have provided the following architectural review comments for your consideration.

Architectural Review Comments:

The current proposed design appears to align more with the Attached Residential land use, which is not at this location. Due to the close proximity to the existing development within Parkside Towns at Saxony, and being located within the Regional Mixed Use land use, we believe the new development should be similar and more complimentary to the existing modern exterior design. We believe the overall massing of the current design can be utilized, but should be more modernized as follows.

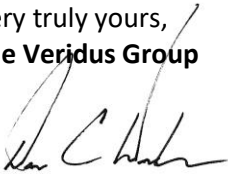
1. I recommend lowering the sloped roof areas down to 4:12 pitches to match the roof slopes on the existing adjacent buildings.
2. Remove all frieze boards and ornate trim from the roof lines, and provide clean, contemporary transitions between exterior wall claddings and roof overhangs. Additionally, eave lines, especially at gable ends, should be sloped and not boxed ends. This will also eliminate the gutter turn-back at gable ends.
3. Remove all pendant limestone inserts, window pediments, shutters, etc. from window systems to provide clean, contemporary lines between window openings and the exterior cladding.
4. Remove all entry door cornice and pilaster trim systems and replace with simple, contemporary canopies similar to the existing adjacent development.
5. The use of fiber cement siding is fine; however, I recommend implementing brick masonry veneer at the first floor level area along all four elevations of the building at a minimum, and providing variation in the heights of the brick masonry veneer around each building.
6. The front elevations of the larger end units should consider more than one exterior veneer material. Consider implementing fiber cement siding or panels at the second and third floor levels above the entrance door portions, and leaving the brick masonry to extend up into the gable end.

-
7. The brick masonry colors tend to be fine; however, I recommend consideration of darker trim color at the updated contemporary roof lines as described above. I also recommend providing cooler tones of fiber cement siding to further complement the existing adjacent development and represent a more contemporary design. More than one color should be used around each building as well, and various shades or tones of each color should also be considered.

The comments provided above are based on the limited information provided in the front elevation rendering only. I have made some assumptions on what the other elevations may consist of. Based on the limited information provided, and the extent of recommendations listed above for consideration, I would recommend requesting a follow-up review once improvements have been implemented.

If you have any questions or comments, or would like to discuss anything within this review letter further, please feel free to contact me at (317) 746-8292 or email me at dweekes@theveridusgroup.com.

Very truly yours,
The Veridus Group



Dan C. Weekes, AIA, BECxp
Director of Building Forensics



River Place Planned Unit Development (PUD) Committee Staff Report Meeting Date: March 1, 2023

DEPARTMENT CONTACT:
Ross Hilleary, Assistant Director
(hillearyr@fishers.in.us)

CASE NUMBER:
PUD-23-3

PETITIONER:
Tabitha Calvin, Pulte Homes
(tabitha.calvin@pultegroup.com)

PROPERTY ADDRESS/LOCATION:
0 River Place Drive
15-14-10-00-00-038.002, 15-14-09-00-00-006.004 & 15-14-10-00-00-037.301

REQUEST: Requesting site design and architectural approve for 81 townhomes as part of the River Place (CRG) development.

APPLICABLE REGULATIONS:
River Place PUD (Ord.
No.090506 & 031912A)

EXISTING ZONING:
PUD-M
River Place PUD

FISHERS 2040:
Attached Residential (townhomes, condos, duplex, apartments)

LOCATION MAP



ZONING HISTORY:

The River Place PUD Ordinance was originally approved in June 2007 (Ordinance No. 090506) and additional real estate and uses were updated in June 2012 (Ordinance No. 031912A). Since that time the retail market has changed and in 2021 the Fishers 2040 looked at all Study Areas

which included this location and update the Future Land Use plan to reflect several different uses, including: Area Service Node along Allisonville, Neighborhood Mixed use, Attached Residential, and Open Space.

In August 2022 the River Place PUD Committee saw the first phase of the project come before the Committee with the 380-unit multi-family apartment project by CRG Residential. Which includes seven (7) buildings, five (5) of the buildings will be around a shared parking and central green, and new right-of-way that will provide access for residents of Fishers and both the townhomes and multi-family to the future Fishers White River Park, and connect to Allisonville Road and E 96th Street. Construction has begun on the CRG portion in early 2023.

PETITION OVERVIEW:

CRG Residential has partnered with Pulte Homes of Indiana to build for-sale townhomes. The project includes 81 townhomes and includes two (2) 4-unit, five (5) 5-unit, and eight (8) 6-unit buildings. Pulte Homes is requesting consideration of their Ashton/Cascade Model which includes a varied front and rear setback providing modulation and rear patios.

Pulte Homes is requesting approval of three-color elevations, including a masonry base on the front elevation, and fiber cement board siding. The dark and white elevations include a board and batten fiber cement board, and the multi-color elevation includes a standard siding style with and shake siding.

The Fishers 2040 Plan calls for attached residential which includes Townhomes.

STAFF RECOMMENDATION:

Veridus Group has provided their Architectural Consulting Services and noted that the per the provided elevations the garage doors located on the front façade are currently visually overpowering. Veridus and Staff agree that all elevations should include garages with windows. Veridus Group also recommends removing the embossed panels to minimize the garage and when a darker trim color is used to incorporate that into the garage door. The images provided are examples of their recommendation, the red arrow noted the modification.



Staff recommends the Committee approve the darker color palette (Color Elevation 1) and the lighter color palette (Color Elevation 2), shown above.

Staff recommends the Committee require Garage Trellises are added to provide additional character and depths to the garages. An example picture is shown below.



Staff recommends additional visual interest is added to the rear and side of the townhomes which can be accomplished with a secondary material pattern such as board and batten or a shake but are to remain in the same color palette.

Staff will work with the petitioner during the Subdivision Improvement Permit to mitigate the gravel shown between the driveways of some of the elevations. Staff recommends this area remain turf or are planting beds when street trees are not sustainable.

Staff Recommends approval with the Condition that the Petitioner continues to work with Staff

on the above recommendations as well as requirements placed on by the Review Committee.

STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny

ARCHITECTURAL CONSULTING SERVICES

Date: February 22, 2023

Project: 9654 Allisonville Road

Project#: 2023.0102.02

Summary:

The River Place Development located at the northwest corner of 96th Street and Allisonville Road consists of 15 Townhome Buildings that are to be located at the north end of the property. The development appears to include (2) four-unit, (5) five-unit, and (8) six-unit townhome buildings. The property is currently zoned as the RiverPlace PUD-M. The Future Land Use 2040 map indicates these properties are located within Attached Residential. We have provided the following architectural review comments for your consideration.

Architectural Review Comments:

The review comments below are based on our review of the Pulte Group CRG 96th & Allisonville Rd PUD dated February 10, 2023, which is limited to the 15 Townhome Buildings located near the north end of the site. We believe the overall massing of the townhomes within the current design is appropriate, but would recommend consideration of the following review comments.

1. While front load garage access is not preferred for Attached Residential, the layout of the buildings on this particular property does not permit space for side or alley access.
2. We believe the garage doors located on the front façade of the buildings are currently visually overpowering and an effort to minimize them should be considered. We recommend consideration of the following design alteration as they pertain to the garage doors as follows, with modifications to the far-left door on each of the Color Option renderings on the next page.
 - a. We recommend incorporating panel lites to all of the garage doors to minimize the “garage door” feel.
 - b. In Color 1 Rendering, we recommend removing the diagonal lines in the garage door panels, which we believe draw your eye to the garage door. Additionally, we recommend darkening the paint color of the garage doors to match the dark trim to further downplay this portion of the front facades (see Townhome Illustrative Renderings – Color 1 below).
 - c. In Color 2 Rendering, we recommend removing the “embossed” panels to remove the standard feel of a garage door and utilizing the same minimalized pattern shown on the left garage door in Color 1 Rendering (see Townhome Illustrative Renderings – Color 2 below).
 - d. In Color 3 Rendering, we recommend removing the “embossed” panels to remove the standard feel of a garage door and utilizing the same minimalized pattern shown on the left garage door in Color 1 Rendering (see Townhome Illustrative Renderings – Color 3 below).

Townhome Illustrative Renderings – Color 1



Townhome Illustrative Renderings – Color 2



Townhome Illustrative Renderings – Color 3



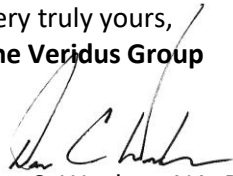
3. Additionally on the Color 3 Renderings, we recommend consideration of the following.

- a. We recommend further consideration on the garage door versus adjacent cladding paint color, and providing more consistency across these four units (does a white garage door on the second unit from the left work better than a black garage door?).
- b. On the two end units, we recommend further consideration of matching exterior cladding colors between the first and second floor levels, and then matching the garaged door color to that particular cladding color. I believe this will minimize the impact of the garage door on these front elevations.

The comments provided above are based on the limited information provided in the packet received. Based on the information provided, I would recommend requesting a follow-up review once any changes have been implemented.

If you have any questions or comments, or would like to discuss anything within this review letter further, please feel free to contact me at (317) 746-8292 or email me at dweekes@theveridusgroup.com.

Very truly yours,
The Veridus Group



Dan C. Weekes, AIA, BECXP
Director of Building Forensics



CRG 96th & Allisonville Rd PUD

PUD Committee Application-Pulte Townhomes



February 10, 2023

Overall Conceptual Concept Plan



July 01, 2021

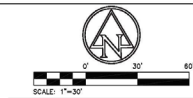
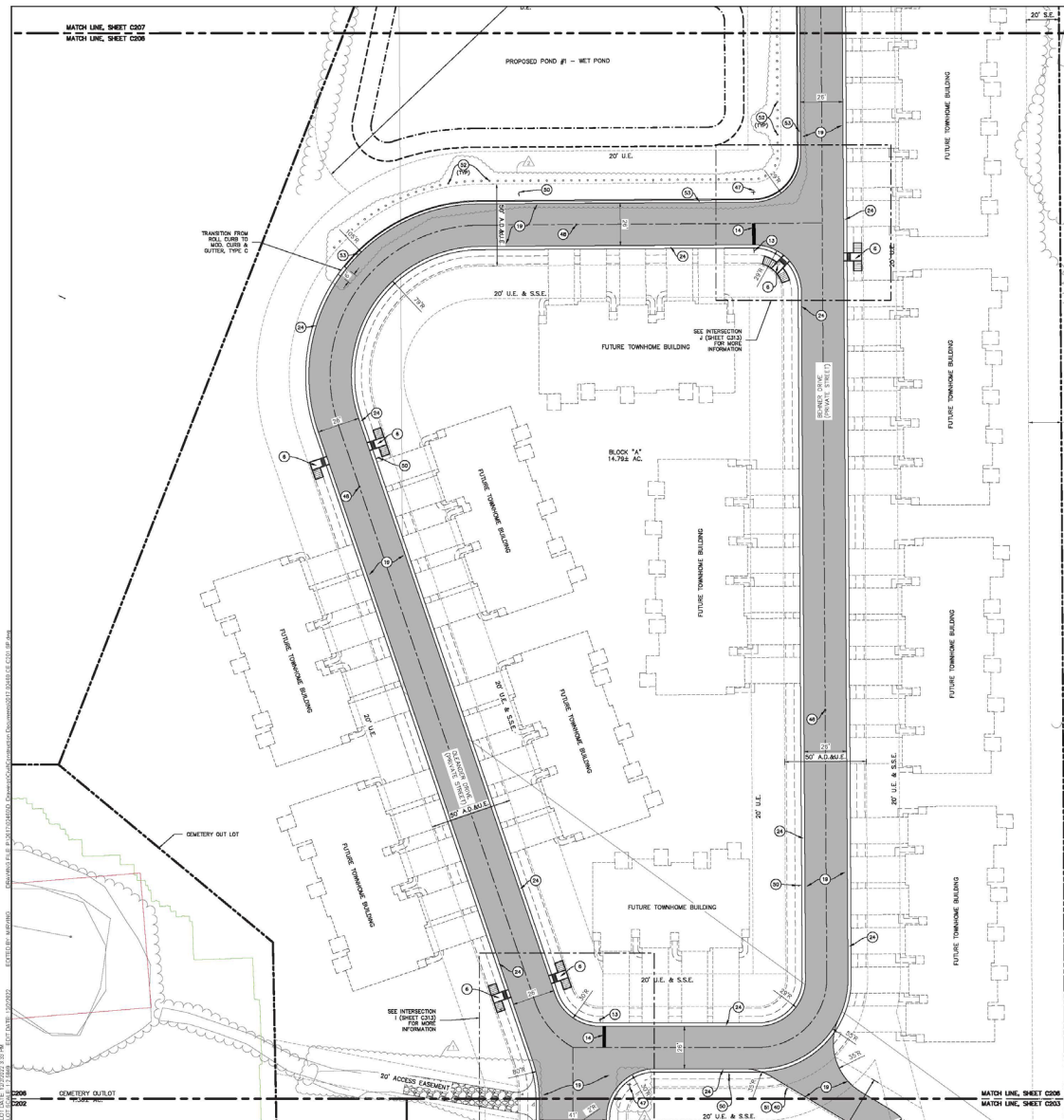
Site Exhibit

96th Street and Allisonville Road

Fishers, Indiana



Townhome Site Plan



EXISTING LEGEND

- | | | | |
|---|-------------------------|---|-----------------------|
| ⊖ | Brace Plate | Ⓢ | Telephone Mtl |
| ⊖ | Green Out | Ⓢ | Telephone Pedestal |
| ⊖ | Combination Pole | Ⓢ | Telephone Pole |
| ⊖ | Combination Box | Ⓢ | Test Hole |
| ⊖ | Curb Inlet | Ⓢ | Traffic Handhole |
| ⊖ | Detector Hearing | Ⓢ | Traverse Passall |
| ⊖ | Detector Post | Ⓢ | Transformer |
| ⊖ | Drainage Mtl | Ⓢ | Tree |
| ⊖ | Electric Cross Box | Ⓢ | TV Cabinet |
| ⊖ | Electric Handhole | Ⓢ | Water Meter |
| ⊖ | Electric Meter Box | Ⓢ | Water Valve |
| ⊖ | Fire Hydrant | Ⓢ | Burned Electric Line |
| ⊖ | Guard Post | Ⓢ | Burned Electric Line |
| ⊖ | Guy Wire | Ⓢ | Burned Electric Pole |
| ⊖ | Low Marker | Ⓢ | Burned Electric Pole |
| ⊖ | Light Pole | Ⓢ | Burned Telephone Line |
| ⊖ | Sidewalk Mtl | Ⓢ | Burned Water Line |
| ⊖ | Sign | Ⓢ | Overhead Water Line |
| ⊖ | Sprinkler Control Valve | Ⓢ | |
| ⊖ | Stair Pipe | Ⓢ | |
| ⊖ | Telephone Handhole | Ⓢ | |
| ⊖ | Telephone Marker | Ⓢ | |

SITE LEGEND

- | | |
|---|---|
|  | MULTI-USE PATH ASPHALT PAVEMENT |
|  | HEAVY DUTY ASPHALT PAVEMENT |
|  | LIGHT DUTY PARKING PAVEMENT |
|  | RIGHT OF WAY ASPHALT PAVEMENT
COLLECTOR STREET |
|  | CONCRETE PAVEMENT |
|  | GRAVEL ACCESS PATH |

KEYNOTES

11. **CONCRETE CURB**
12. **CONCRETE CONCOURSE**
13. **CONCRETE CONCRETE CURB & WALK**
14. **CONCRETE CONCOURSE & GUTTER (PER CITY OF CHICAGO)**
15. **CONCRETE CONCOURSE & GUTTER (PER CITY OF CHICAGO)**
16. **ADA ACCESSIBLE RAMP TYPE "A"**
17. **ADA PARKING SPACE ("4" BLUE PAINT STRIPS)**
18. **ADA ACCESSIBLE ("4" BLUE PAINT STRIPS)**
19. **ADA ACCESSIBLE RAMP TYPE "A"**
20. **ADA ACCESSIBLE RAMP TYPE "A"**
21. **CONCRETE RAMP (REFER TO ARCHITECTURAL PLANS FOR DETAILS)**
22. **CONCRETE RAMP (REFER TO ARCHITECTURAL PLANS FOR DETAILS)**
23. **CONCRETE RAMP (REFER TO ARCHITECTURAL PLANS FOR DETAILS)**
24. **STOP BAR, WHITE, PAINT**
25. **ADA ACCESSIBLE RAMP TYPE "A"**
26. **ADA ACCESSIBLE RAMP TYPE "A"**
27. **CONCRETE ROLL CURB (PER CITY OF FISHERS STANDARD DETAILS)**
28. **ADA ACCESSIBLE RAMP TYPE "A"**
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CRG RESIDENTIAL

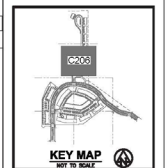


805 City Center Dr.
Suite 160
Carmel, IN 46032



RIVER PLACE

FISHERS, INDIANA



CERTIFIED BY

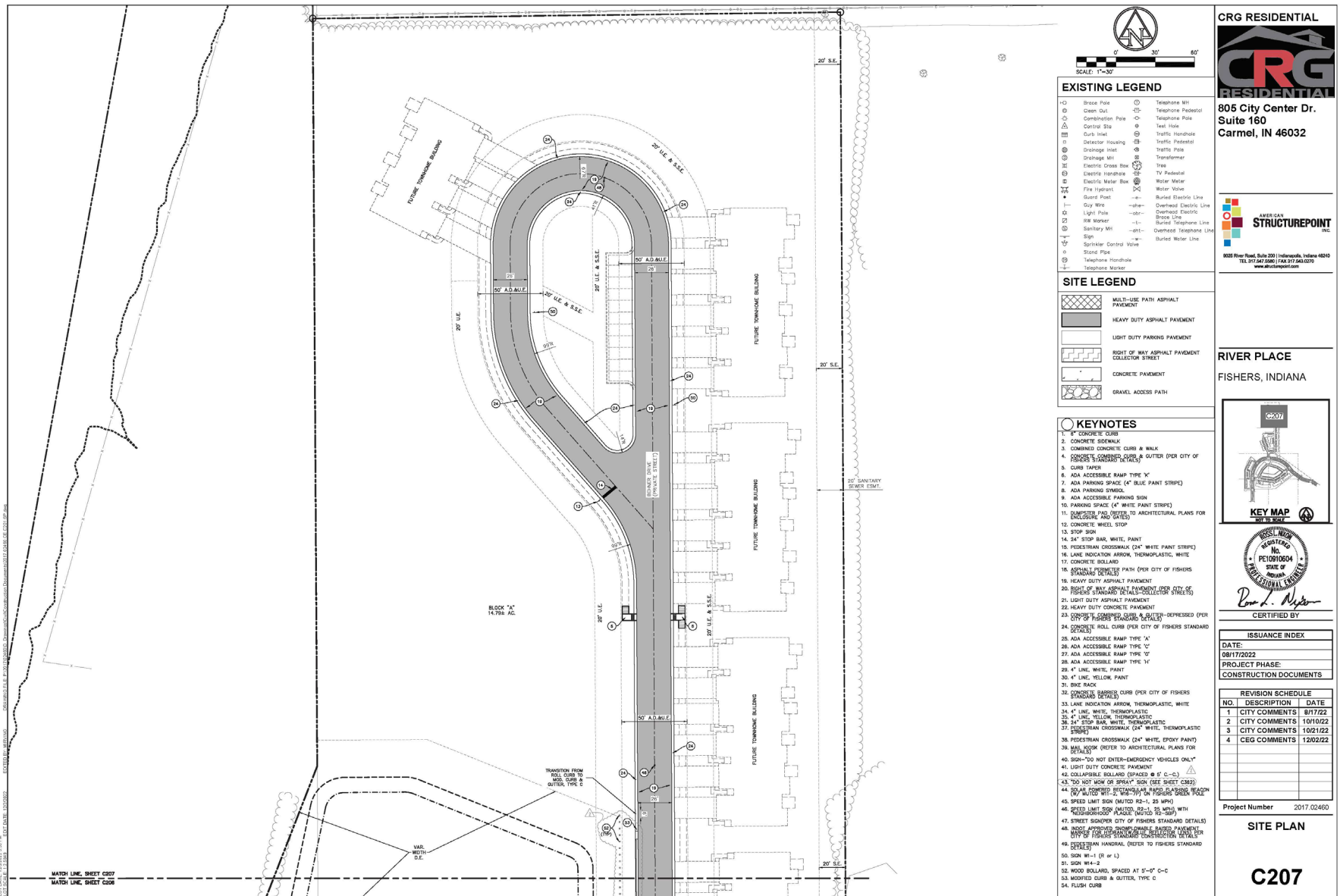
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Project Number	2017.02460
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SITE PLAN

C206

Townhome Site Plan



Townhome Illustrative Renderings – Color 1



Townhome Illustrative Renderings – Color 2



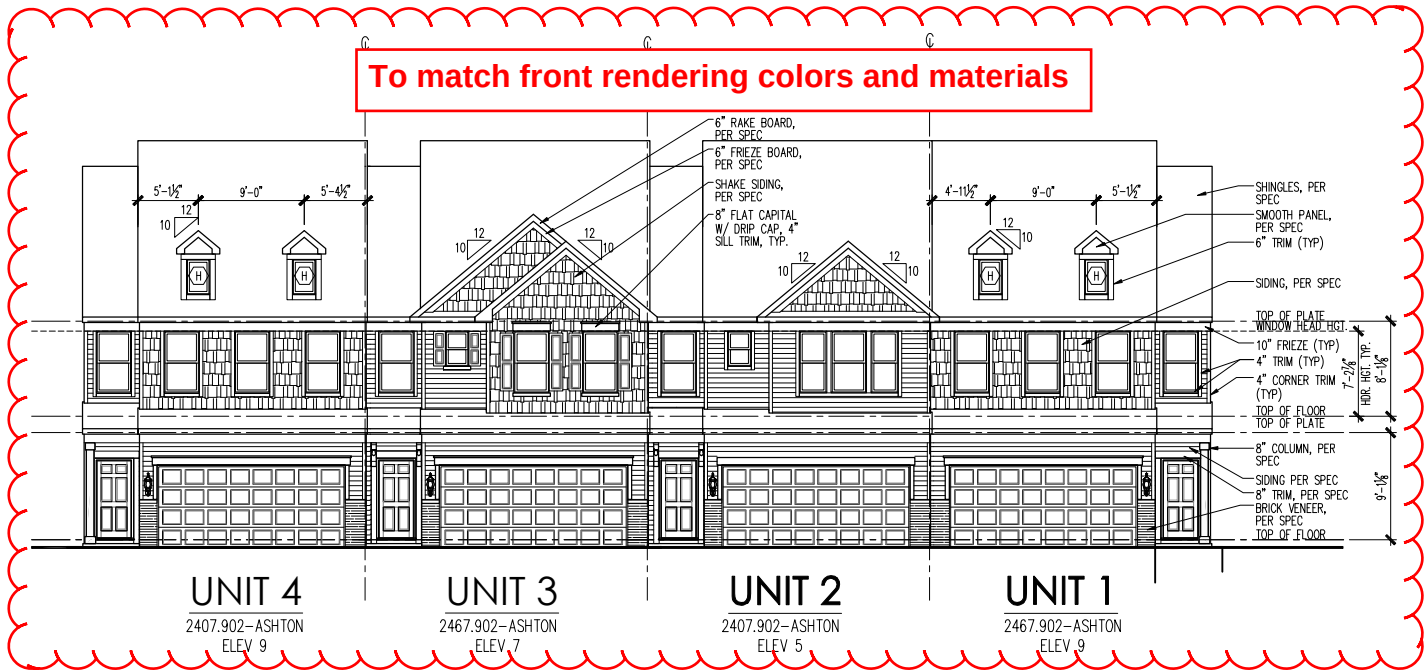
Townhome Illustrative Renderings – Color 3



Side/Rear Color Photos-Examples



PLOTTED: October 22, 2019 / Michael Conroy / MMZ-IN-AVALON-CNTP_4_UNIT.DWG



FRONT ELEVATION

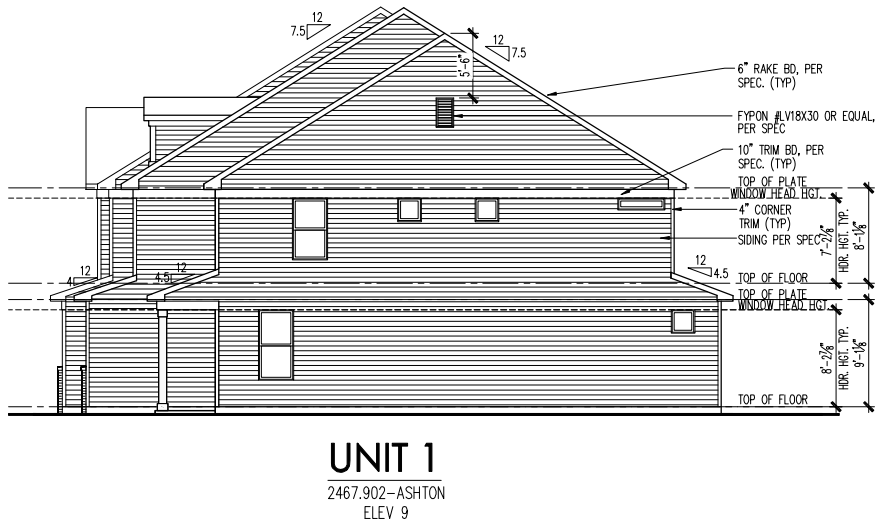
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REFER TO 1/4 ELEVATIONS FOR INFORMATION NOT SHOWN



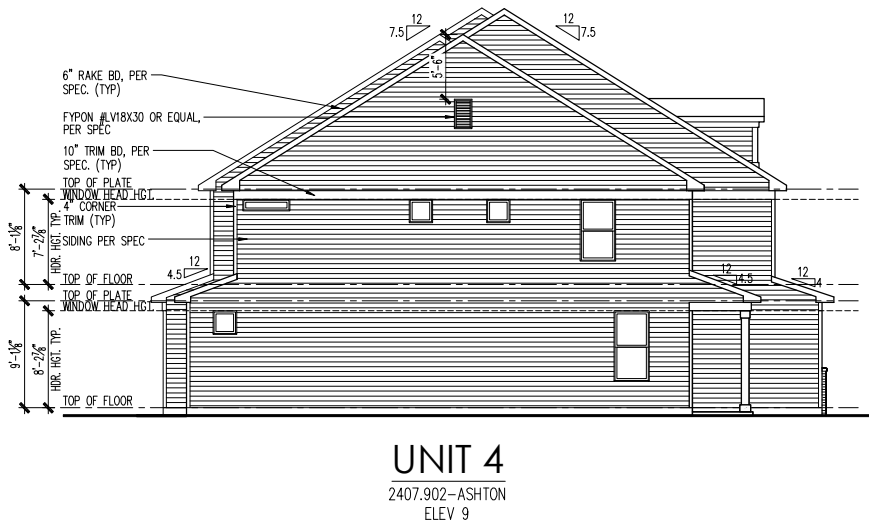
REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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4-Unit Building Control Plan
Front Elevation
Units 1-4

PRODUCTION MANAGER
RYAN KIPLING
INITIAL RELEASE DATE:
08/05/2019
CURRENT RELEASE DATE:
08/05/2019

REV #	DATE / DESCRIPTION
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GARAGE HANDING
FL-GE-KC

PLAN NAME
ASHTON/CASCADE
NPC PLAN NUMBER
2467.902
LANSON PLAN ID

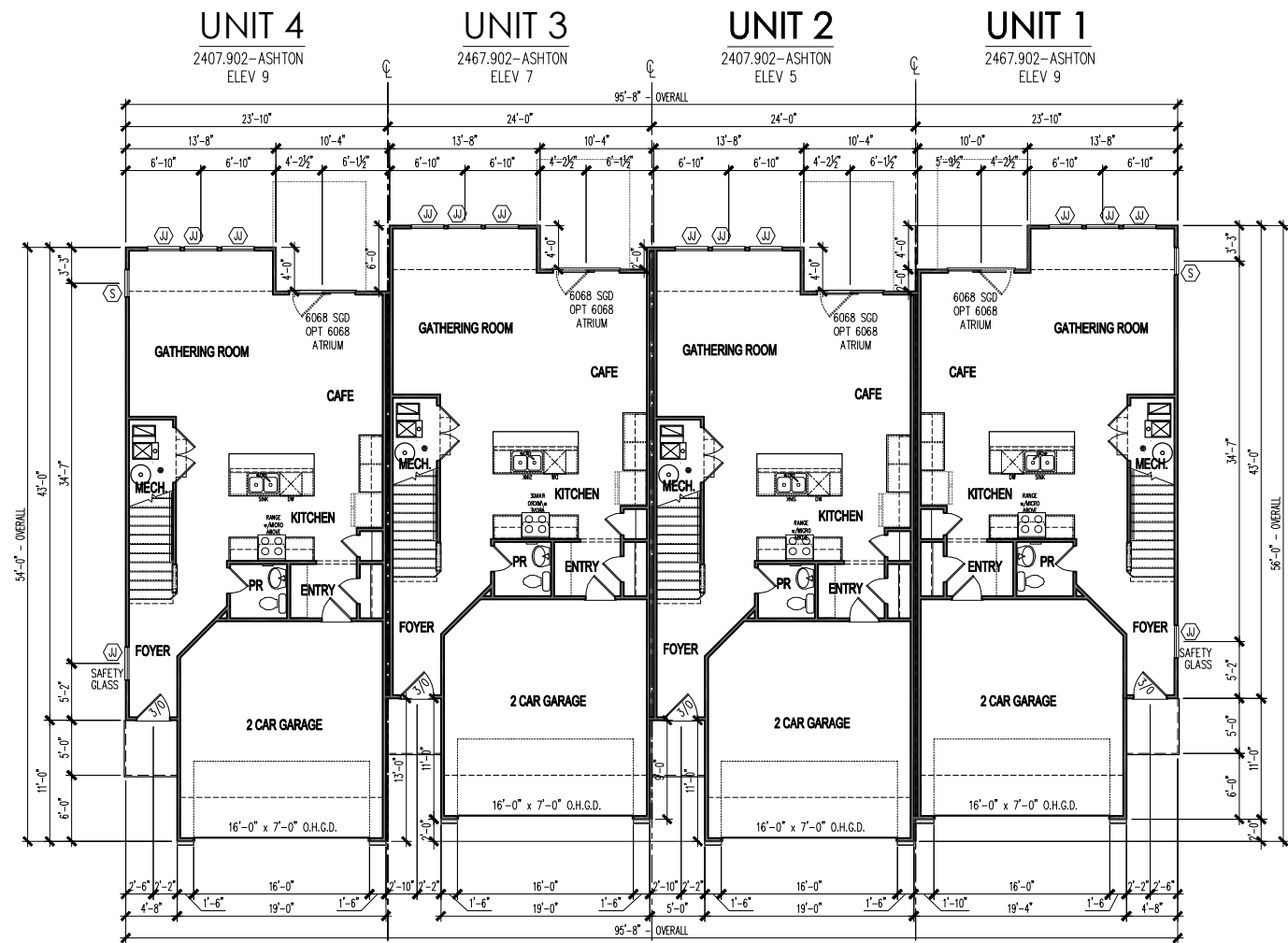
SHEET
CP-4
EL1.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Window Symbol	Simonton Windows BUILDER SERIES
A	
B	
C	
D	
E	
F	
G	
H	2030 FX
I	
J	
K	
L	
M	
N	2040 SH
O	2040 FX
P	2053 SH
Q	2060 SH
R	
S	2020 FX
T	
U	2453 SH
V	
W	
X	
Y	
Z	
AA	3030 SH
BB	3030 FX
CC	
DD	
EE	3040 SH
FF	
GG	3053 SH
HH	3050 FX
II	
JJ	3060 SH
KK	
LL	
MM	
NN	4010 FX
OO	
PP	4020 FX
QQ	4040 FX
RR	4040 SL
SS	
TT	
UU	
VV	
VV	
XX	
YY	
ZZ	3020 FX
AAA	
BBB	
CCC	
DDD	
EEE	
FFF	
GGG	
HHH	
III	
JJJ	
LLL	2040 CSMT
MMM	2030 SH
NNN	2846 SH
OOO	5030 SL

PLOTTED: October 22, 2019 / Michael Carnev / MWZ-IN-AVALON-CNTP 4 UNIT.DWG

NOTES:
REFERENCE PLANS FOR SAFETY GLASS REQUIREMENTS.
REFERENCE PLANS FOR WINDOWS w/ TRANSOMS.
REFERENCE PLANS FOR SPECIALITY WINDOWS.
** THIS WINDOW DOES NOT MEET EGRESS REQUIREMENTS



FIRST FLOOR PLAN

SCALE: $1/8" = 1'-0"$

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4-Unit Building Control Plan
First Floor Plan
Units 1-4

PRODUCTION MANAGER RYAN KIPLING INITIAL RELEASE DATE: 08/05/2019 CURRENT RELEASE DATE: 08/05/2019
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GARAGE HANDING
FL-GE-KC

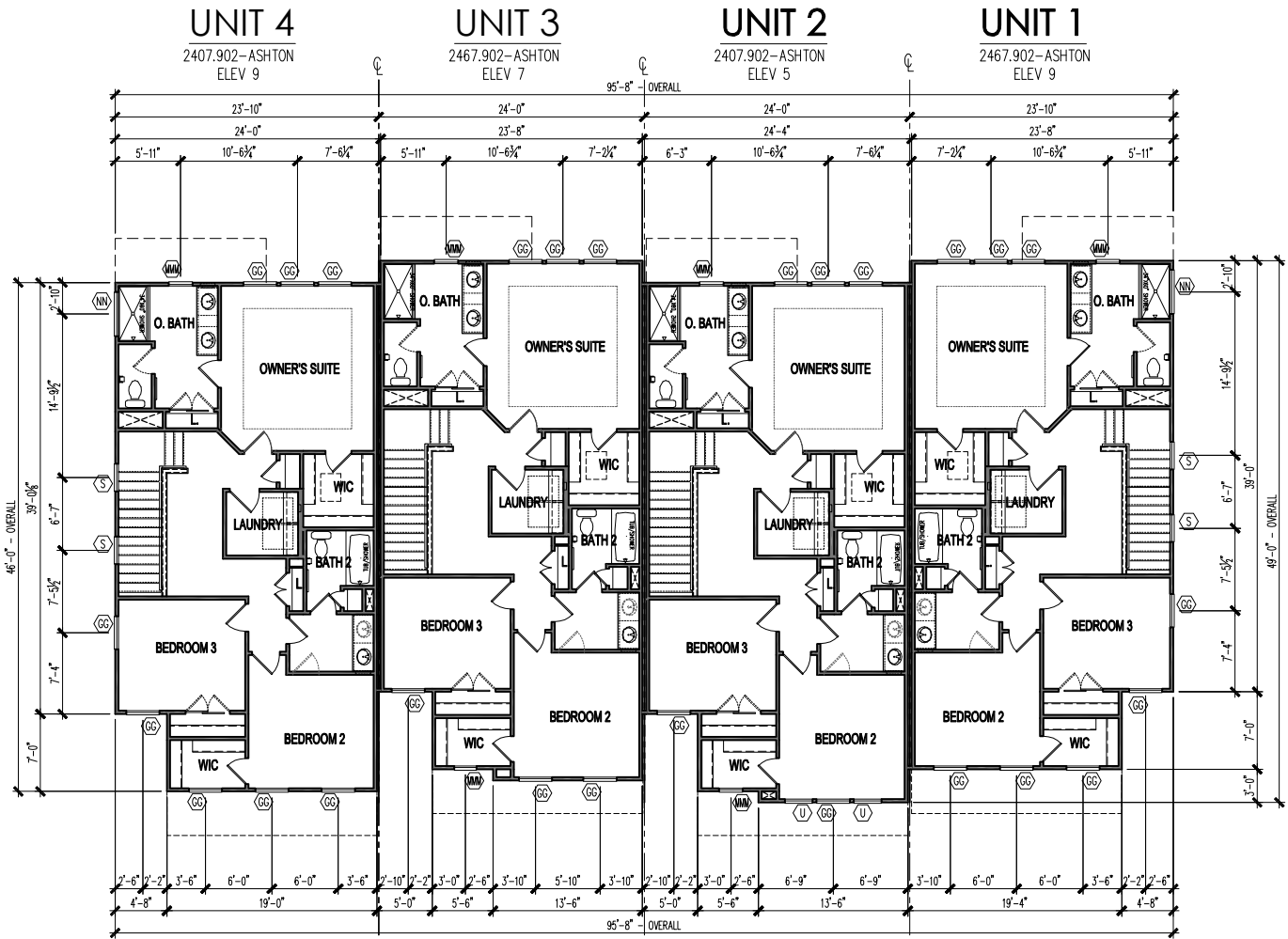
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NPC PLAN NUMBER	2467.902
LAWSON PLAN ID	

SHEET
CP-4
1.1

WINDOW SCHEDULE

Window Symbol	Simonton Windows BUILDER SERIES
A	
B	
C	
D	
E	
F	
G	
H	2030 FX
I	
J	
K	
L	
M	
N	2040 SH
O	2040 FX
P	2053 SH
Q	2060 SH
R	
S	2020 FX
T	
U	2453 SH
V	
W	
X	
Y	
Z	
AA	3030 SH
BB	3030 FX
CC	
DD	
EE	3040 SH
FF	
GG	3053 SH
HH	3050 FX
II	
JJ	3060 SH
KK	
LL	
MM	
NN	4010 FX
OO	
PP	4020 FX
QQ	4040 FX
RR	4040 SL
SS	
TT	
UU	
VV	
WW	
XX	
YY	
ZZ	3020 FX
AAA	
BBB	
CCC	
DDD	
EEE	
FFF	
GGG	
HHH	
III	
JJJ	
LLL	2040 CSMT
MMM	2030 SH
NNN	2846 SH
OOO	5030 SL

NOTES:
REFERENCE PLANS FOR SAFETY GLASS REQUIREMENTS.
REFERENCE PLANS FOR WINDOWS w/ TRANSOMS.
REFERENCE PLANS FOR SPECIALTY WINDOWS.
** THIS WINDOW DOES NOT MEET EGRESS REQUIREMENTS



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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4-Unit Building Control Plan
Second Floor Plan
Units 1-4

REV #	DATE / DESCRIPTION
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GARAGE HANDING
FL-GE-KC

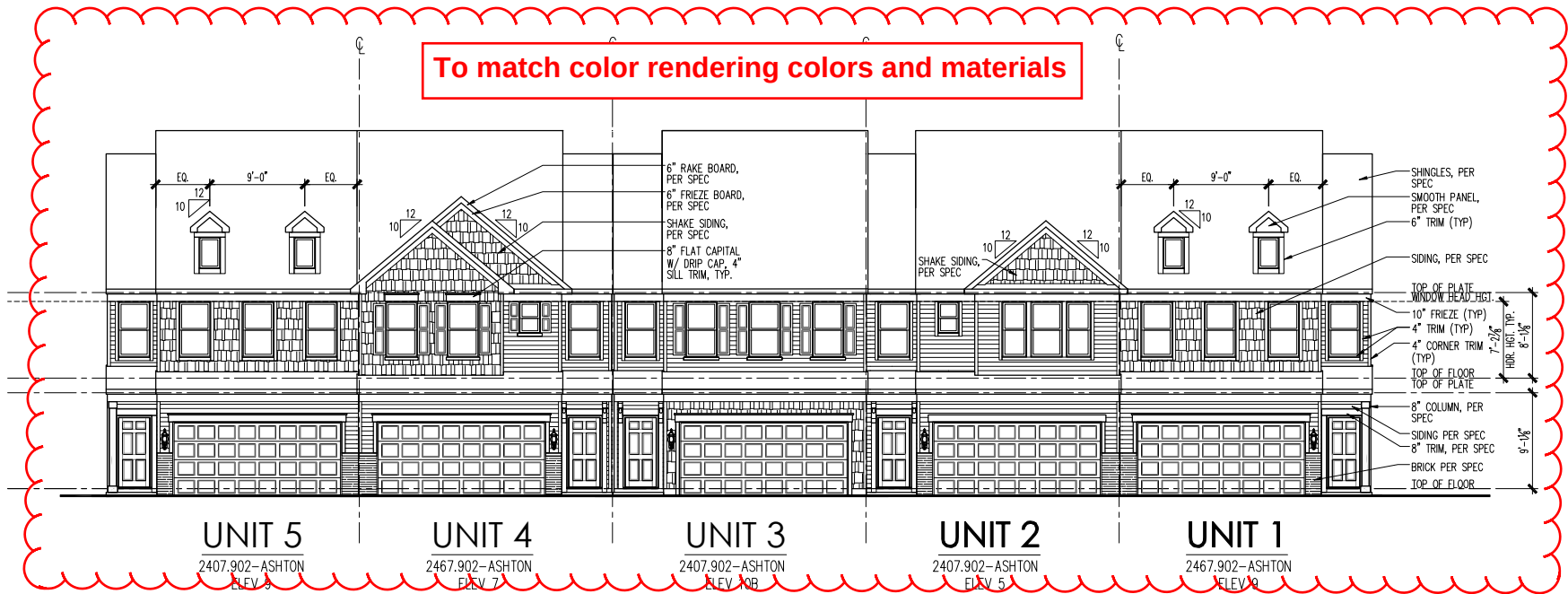
PLAN NAME
ASHTON/CASCADE
NPC PLAN NUMBER
2467.902
LAWSON PLAN ID

SHEET
CP-4
2.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: October 22, 2019 / Michael Conroy / MMZ-IN-AVALON-CNTP-4_UNIT.DWG

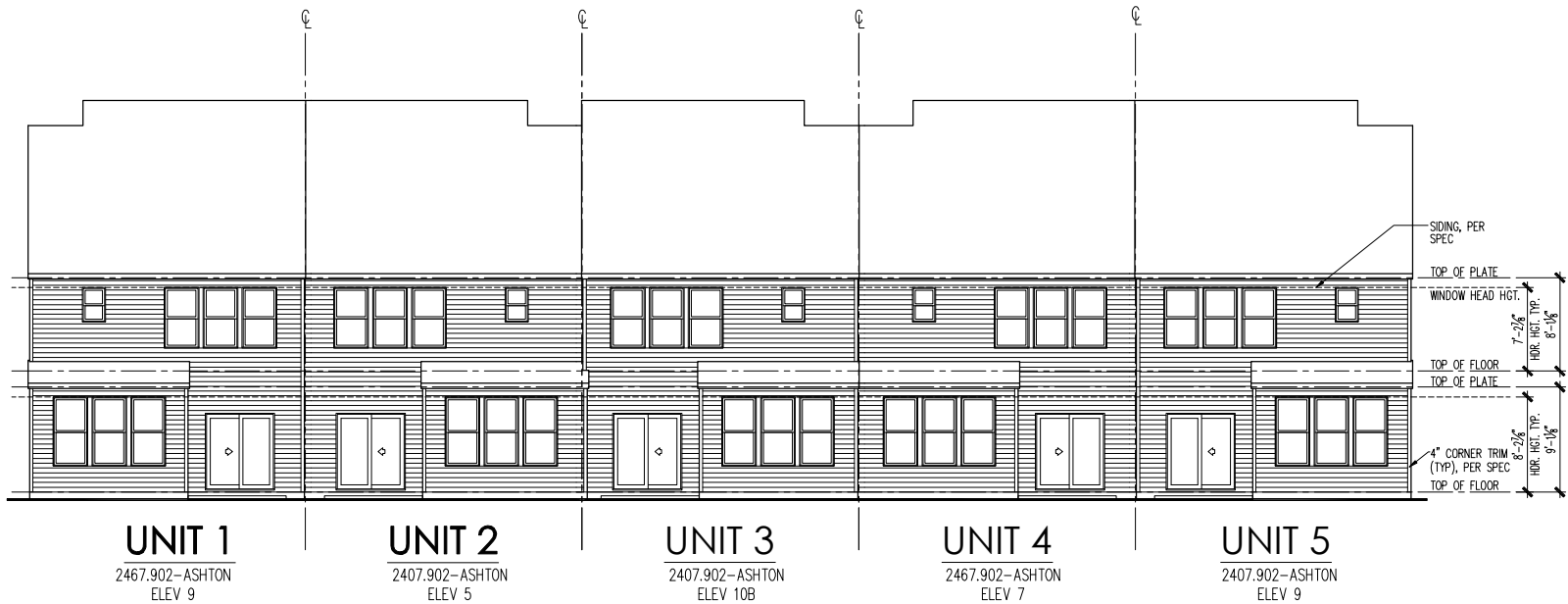
PLOTTED: October 22, 2019 / Michael Conroy / MWZ-IN-AVALON-CONTP_5_UNIT.DWG



FRONT ELEVATION

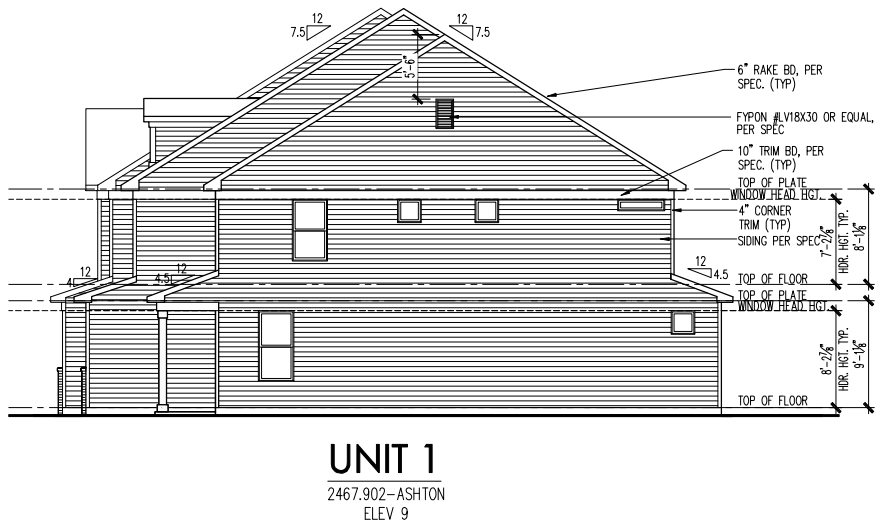
SCALE: 1/8" = 1'-0"

REFER TO 1/4 ELEVATIONS FOR INFORMATION NOT SHOWN



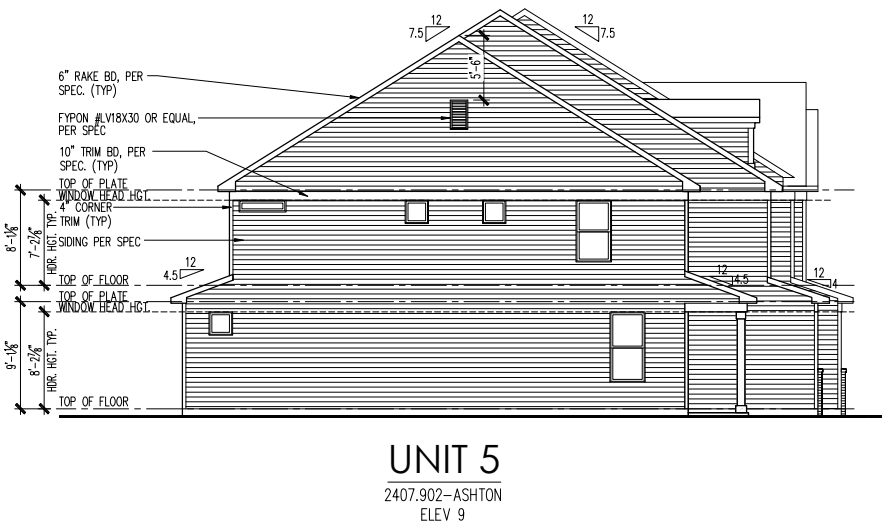
REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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5-Unit Building Control Plan
Front Elevation
Units 1-5

PRODUCTION MANAGER RYAN KIPLING
INITIAL RELEASE DATE: 08/05/2019
CURRENT RELEASE DATE: 08/05/2019
REV # DATE / DESCRIPTION
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GARAGE HANDING
 FL-GE-KC

PLAN NAME
 ASHTON/CASCADE
 MPC PLAN NUMBER
 2467.902
 LANSON PLAN ID

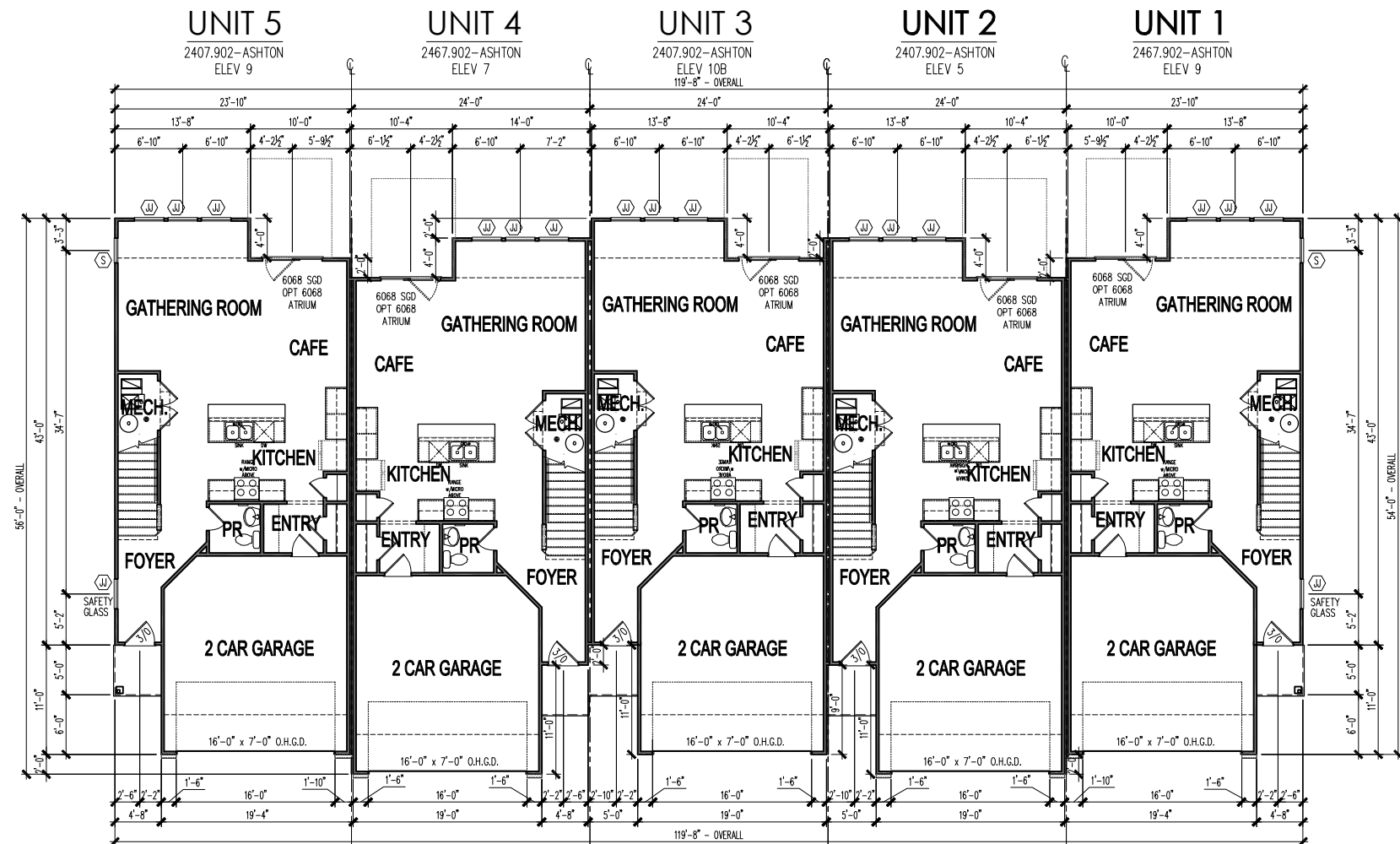
SHEET
CP-5
EL.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Window Symbol	Simonton Windows BUILDER SERIES
A	
B	
C	
D	
E	
F	
G	
H	2030 FX
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J	
K	
L	
M	
N	2040 SH
O	2040 FX
P	2053 SH
Q	2060 SH
R	
S	2020 FX
T	
U	2453 SH
V	
W	
X	
Y	
Z	
AA	3030 SH
BB	3030 FX
CC	
DD	
EE	3040 SH
FF	
GG	3053 SH
HH	3050 FX
II	
JJ	3060 SH
KK	
LL	
MM	
NN	4010 FX
OO	
PP	4020 FX
QQ	4040 FX
RR	4040 SL
SS	
TT	
UU	
VV	
WW	
XX	
YY	
ZZ	3020 FX
AAA	
BBB	
CCC	
DDD	
EEE	
FFF	
GGG	
HHH	
III	
JJJ	
LLL	2040 CSMT
MMM	2030 SH
NNN	2846 SH
OOO	5030 SL

PLOTTED: October 22, 2019 / Michael Carnev / MWZ-IN-AVALON-CNTP 5 UNIT.DWG

NOTES:
REFERENCE PLANS FOR SAFETY GLASS REQUIREMENTS.
REFERENCE PLANS FOR WINDOWS w/ TRANSOMS.
REFERENCE PLANS FOR SPECIALITY WINDOWS.
** THIS WINDOW DOES NOT MEET EGRESS REQUIREMENT



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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5-Unit Building Control Plan
First Floor Plan
Units 1-5

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**GARAGE HANDING
FL-GE-KC**

PLAN NAME
ASHTON/CASCADE
NPC PLAN NUMBER
2467.902
LAWSON PLAN ID

SHEET

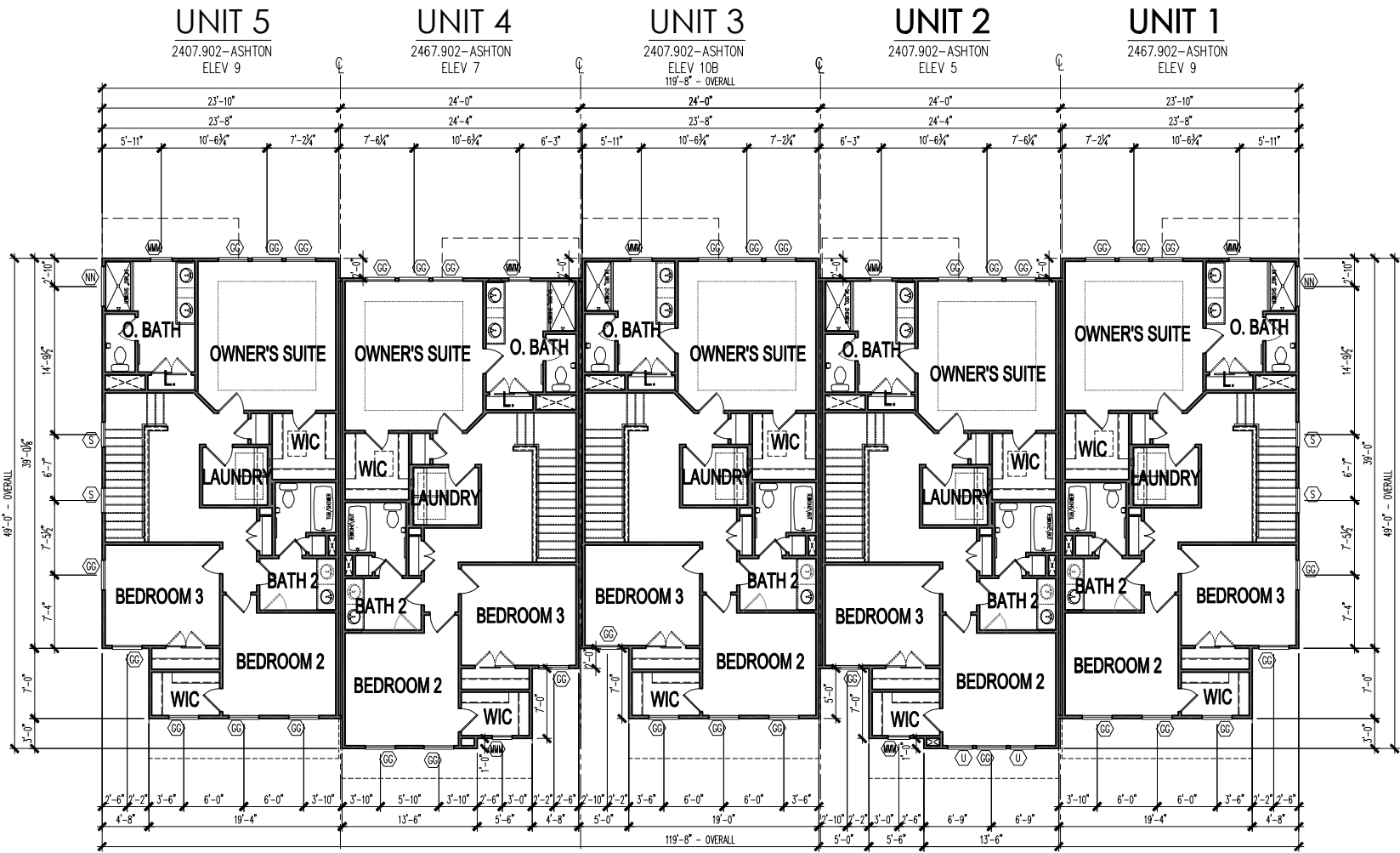
CP-5

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WINDOW SCHEDULE

Window Symbol	Simonton Windows BUILDER SERIES
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E	
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H	2030 FX
I	
J	
K	
L	
M	
N	2040 SH
O	2040 FX
P	2053 SH
Q	2060 SH
R	
S	2020 FX
T	
U	2453 SH
V	
W	
X	
Y	
Z	
AA	3030 SH
BB	3030 FX
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EE	3040 SH
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GG	3053 SH
HH	3050 FX
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JJ	3060 SH
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MM	
NN	4010 FX
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PP	4020 FX
QQ	4040 FX
RR	4040 SL
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ZZ	3020 FX
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III	
JJJ	
LLL	2040 CSMT
MMM	2030 SH
NNN	2846 SH
OOO	5030 SL

NOTES:
REFERENCE PLANS FOR SAFETY GLASS REQUIREMENTS.
REFERENCE PLANS FOR WINDOWS w/ TRANSOMS.
REFERENCE PLANS FOR SPECIALITY WINDOWS.
** THIS WINDOW DOES NOT MEET EGRESS REQUIREMENTS



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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Indiana Division
11590 North Meridian Street, Suite 530
Carmel, Indiana 46032



5-Unit Building Control Plan
Second Floor Plan
Units 1-5

REV #	DATE / DESCRIPTION
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GARAGE HANDING
FL-GE-KC

PLAN NAME
ASHTON/CASCADE
NPS PLAN NUMBER
2467.902
LANSON PLAN ID

SHEET
CP-5
2.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



SCALE: 1/8" = 1'-0"

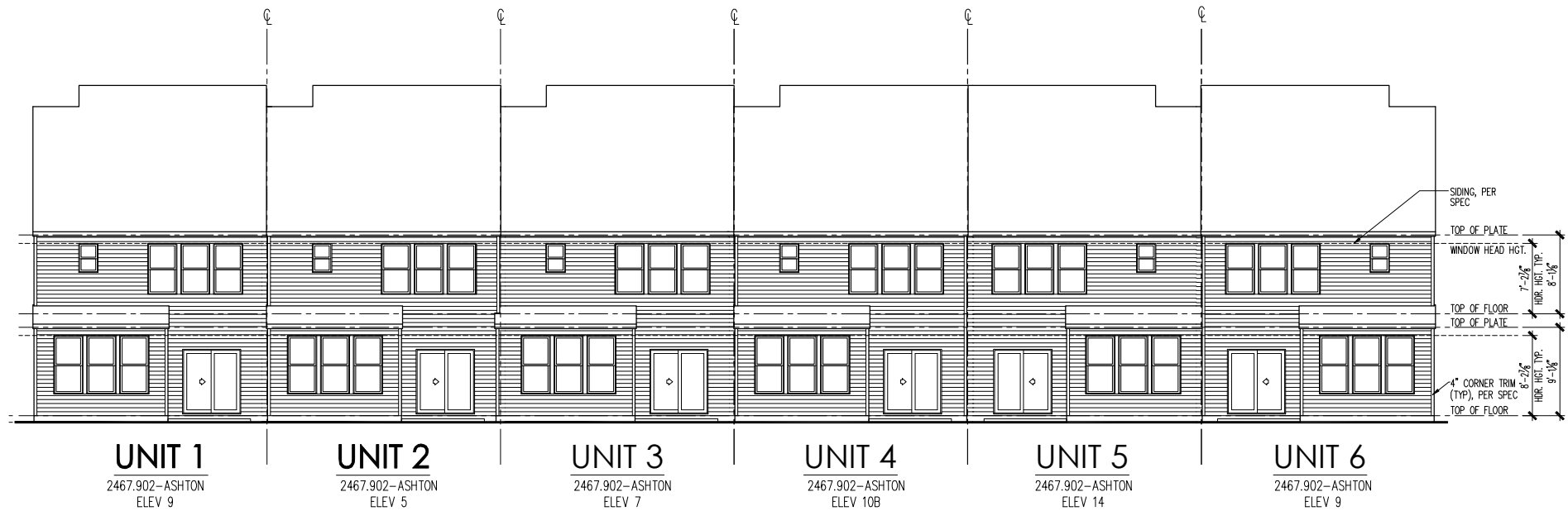
REFER TO 1/4" ELEVATIONS FOR ADDITIONAL INFORMATION NOT SHOWN



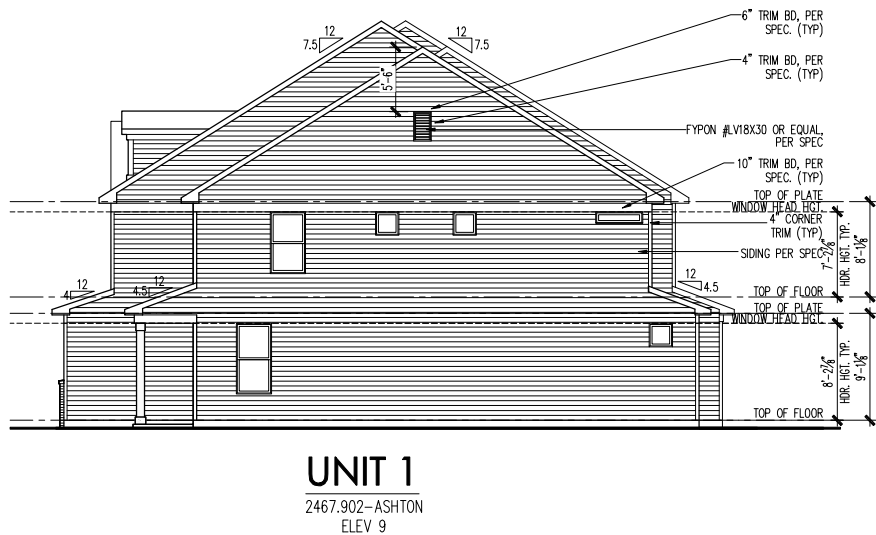
2467.902-ASHTON
ELEV 9

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION
 SCALE: 1/8" = 1'-0"

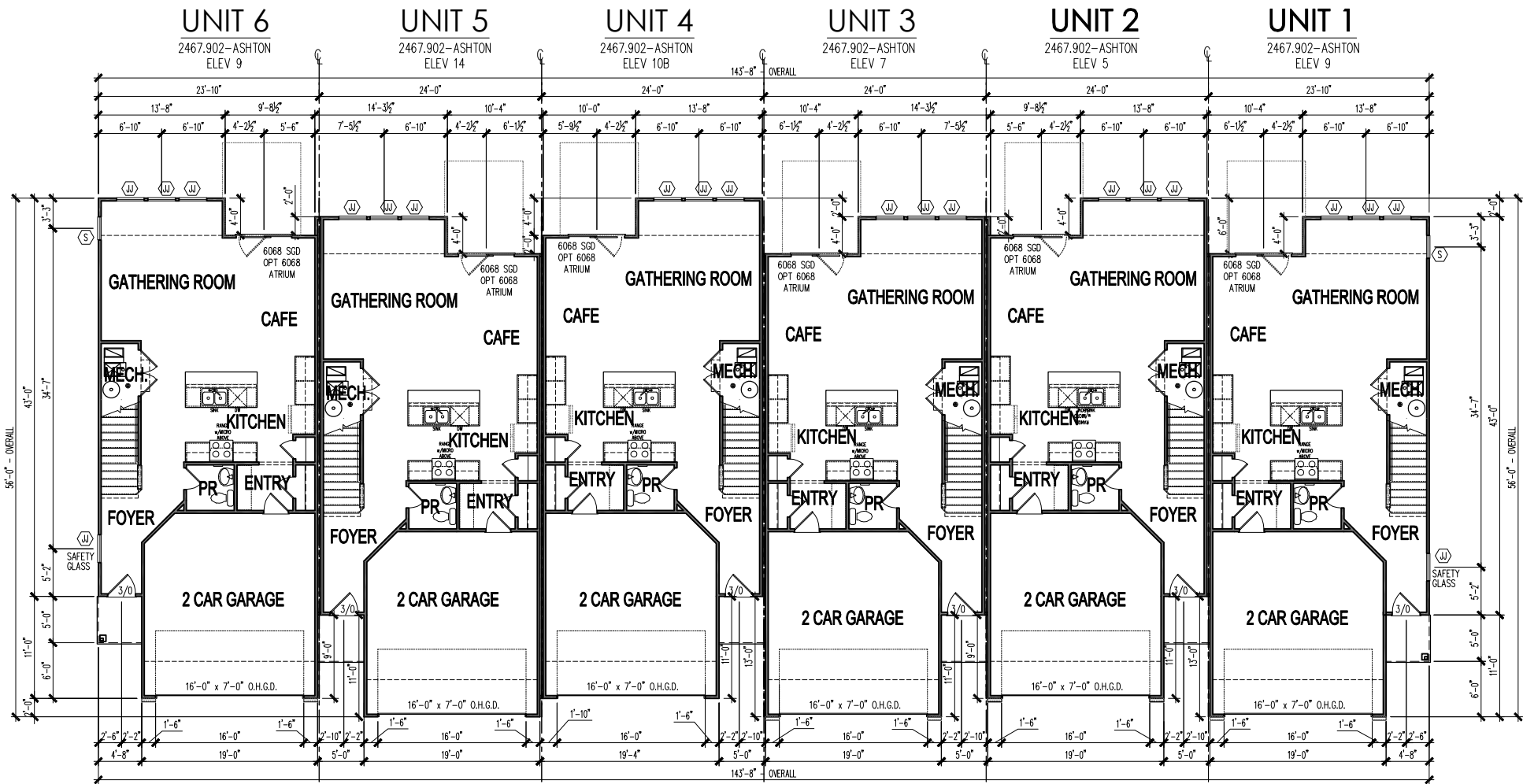


RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE

Window Symbol	Simonton Windows BUILDER SERIES
A	
B	
C	
D	
E	
F	
G	
H	2030 FX
I	
J	
K	
L	
M	
N	2040 SH
O	2040 FX
P	2053 SH
Q	2060 SH
R	
S	2020 FX
T	
U	2453 SH
V	
W	
X	
Y	
Z	
AA	3030 SH
BB	3030 FX
CC	
DD	
EE	3040 SH
FF	
GG	3053 SH
HH	3050 FX
II	
JJ	3060 SH
KK	
LL	
MM	
NN	4010 FX
OO	
PP	4020 FX
QQ	4040 FX
RR	4040 SL
SS	
TT	
UU	
VV	
WW	
XX	
YY	
ZZ	3020 FX
AAA	
BBB	
CCC	
DDD	
EEE	
FFF	
GGG	
HHH	
III	
JJJ	
LLL	2040 CSMT
MMM	2030 SH
NNN	2846 SH
OOO	5030 SL

NOTES:
REFERENCE PLANS FOR SAFETY GLASS REQUIREMENTS.
REFERENCE PLANS FOR WINDOWS w/ TRANSOMS.
REFERENCE PLANS FOR SPECIALTY WINDOWS.
** THIS WINDOW DOES NOT MEET EGRESS REQUIREMENTS



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Indiana Division
11590 North Meridian Street, Suite 530
Carmel, Indiana 46032



6-Unit Building Control Plan
First Floor Plan
Units 1-6

PRODUCTION MANAGER RYAN KOPLING INITIAL RELEASE DATE: 08/05/2019 CURRENT RELEASE DATE: 08/05/2019
REV # DATE / DESCRIPTION
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△
△
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GARAGE HANDING
FL-GE-KC

PLAN NAME
ASHTON/CASCADE
WPC PLAN NUMBER
2467.902
LAWSON PLAN ID

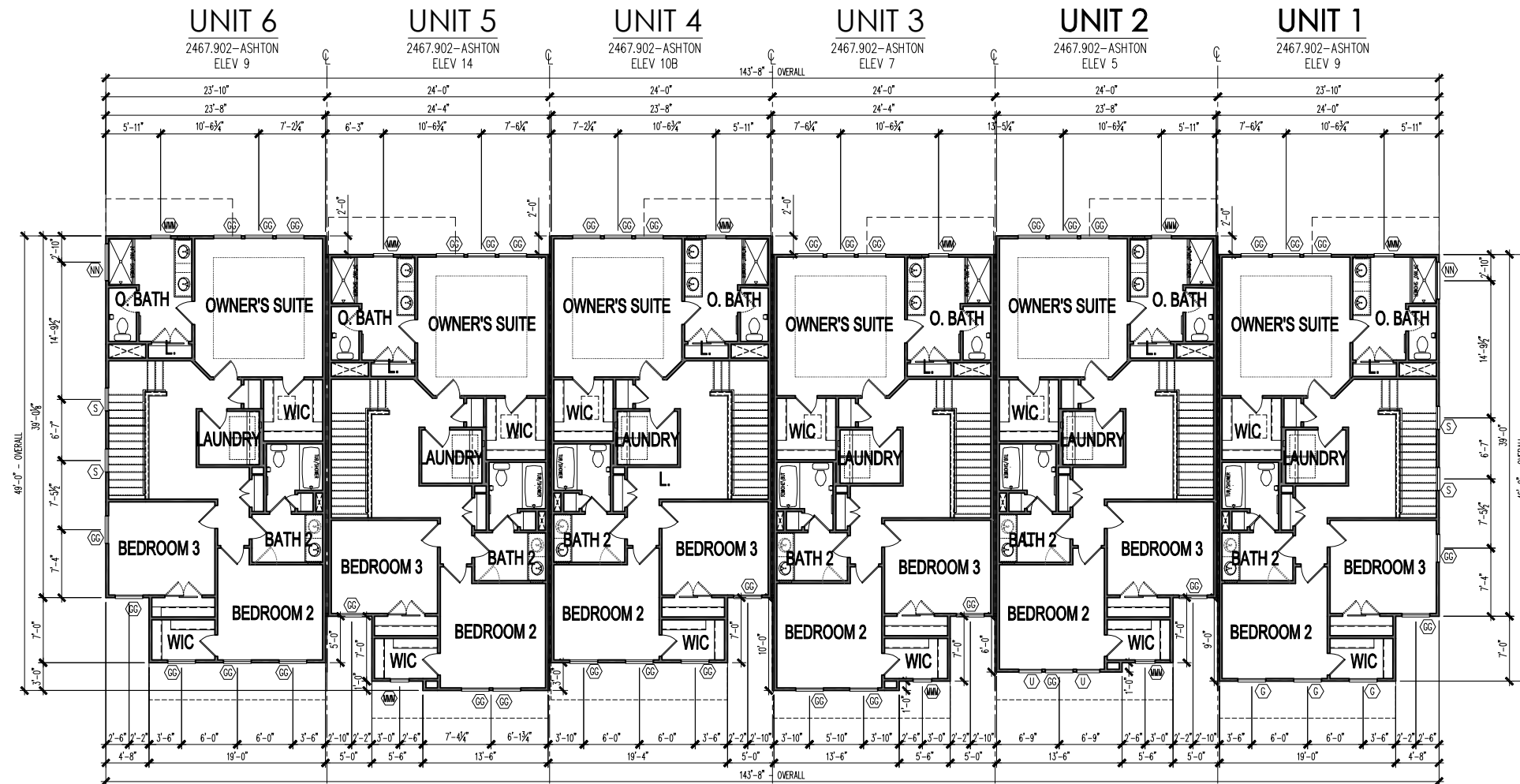
SHEET
CP-6
1.1

PLOTTED: October 22, 2019 / Michael Conroy / MWZ-IN-AVALON-CONT_6_UNTDWG (c) Copyright Pulte Home Corporation - 2019 NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Window Symbol	Simonton Windows BUILDER SERIES
A	
B	
C	
D	
E	
F	
G	
H	2030 FX
I	
J	
K	
L	
M	
N	2040 SH
O	2040 FX
P	2053 SH
Q	2060 SH
R	
S	2020 FX
T	
U	2453 SH
V	
W	
X	
Y	
Z	
AA	3030 SH
BB	3030 FX
CC	
DD	
EE	3040 SH
FF	
GG	3053 SH
HH	3050 FX
II	
JJ	3060 SH
KK	
LL	
MM	
NN	4010 FX
OO	
PP	4020 FX
QQ	4040 FX
RR	4040 SL
SS	
TT	
UU	
VV	
WW	
XX	
YY	
ZZ	3020 FX
AAA	
BBB	
CCC	
DDD	
EEE	
FFF	
GGG	
HHH	
III	
JJJ	
LLL	2040 CSMT
MMM	2030 SH
NNN	2846 SH
OOO	5030 SL

PLOTTED: October 22, 2019 / Michael Carney / MWZ-IN-AVALON-CNTP_6 UNIT.DWG

NOTES:
REFERENCE PLANS FOR SAFETY GLASS REQUIREMENTS.
REFERENCE PLANS FOR WINDOWS w/ TRANSOMS.
REFERENCE PLANS FOR SPECIALITY WINDOWS.
** THIS WINDOW DOES NOT MEET EGRESS REQUIREMENTS



SCALE: $1/8" = 1'-0"$

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Indiana Division
11590 North Meridian Street, Suite 530
Carmel, Indiana 46032



6-Unit Building Control Plan

Second Floor Plan

Units 1-6

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

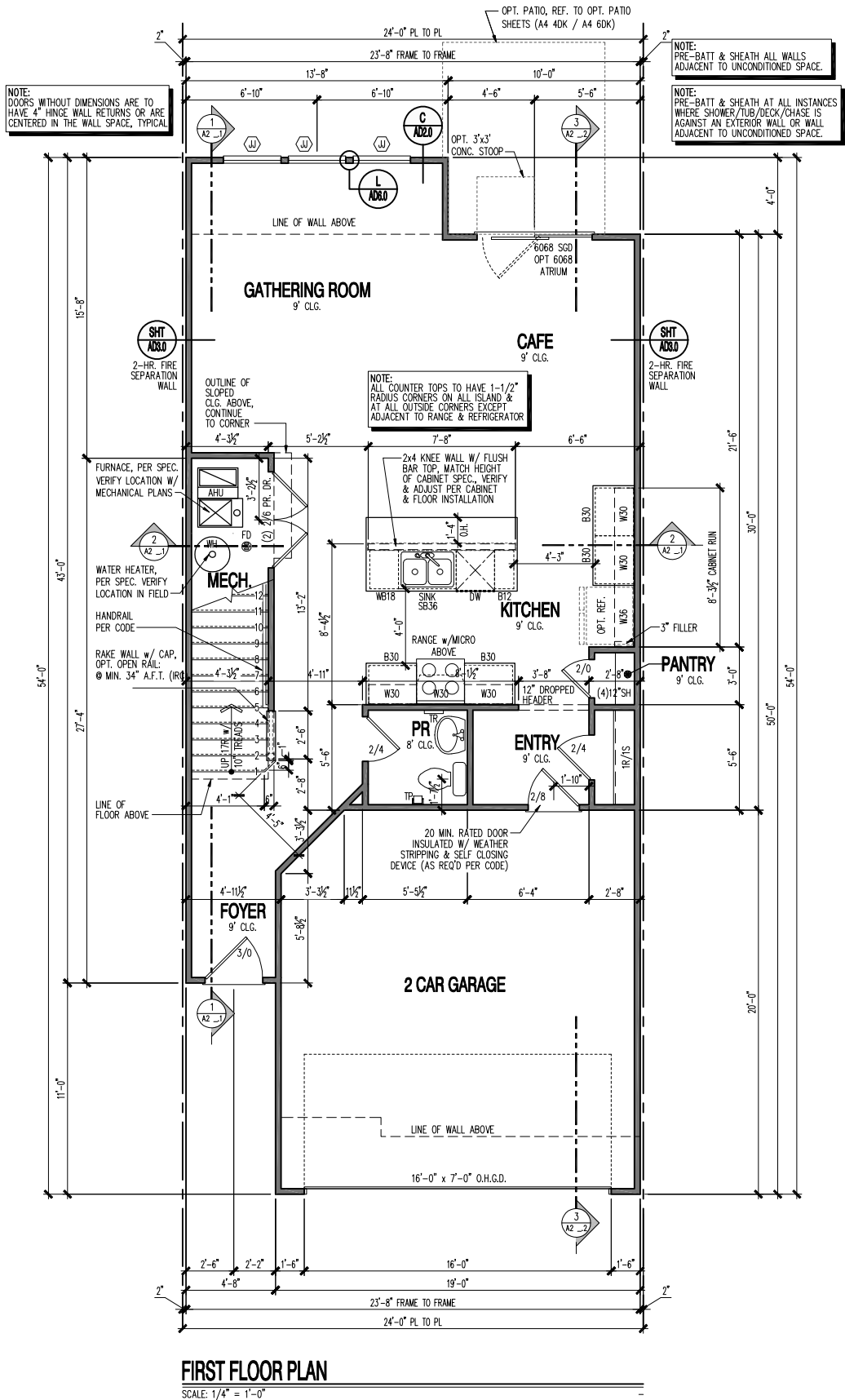
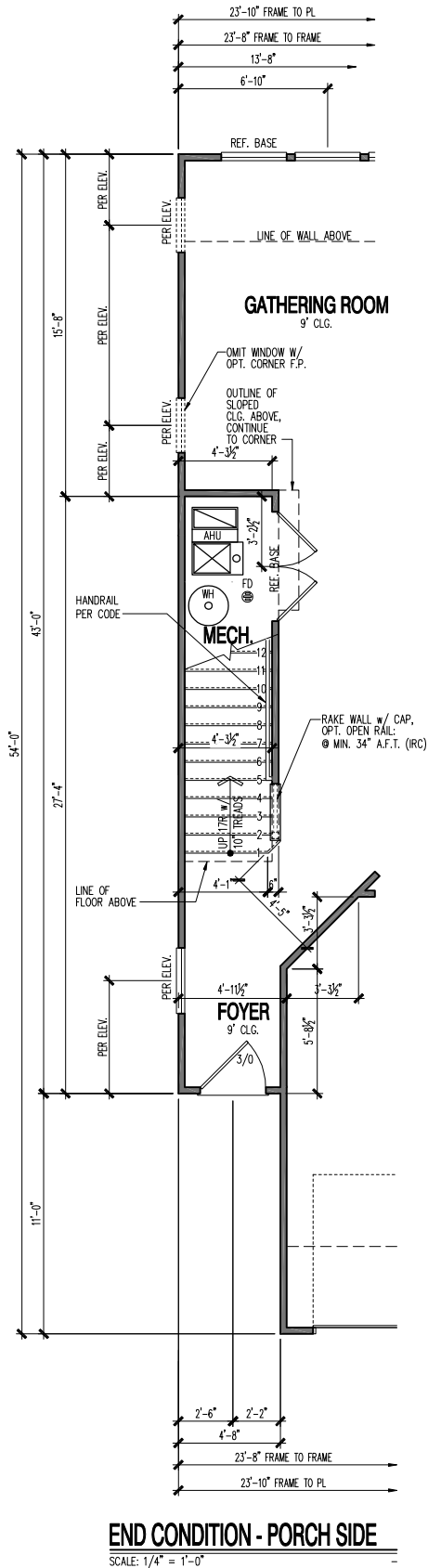
PRODUCTION MANAGER
RYAN KIPLING
INITIAL RELEASE DATE:
08/05/2019
CURRENT RELEASE DATE:
08/05/2019

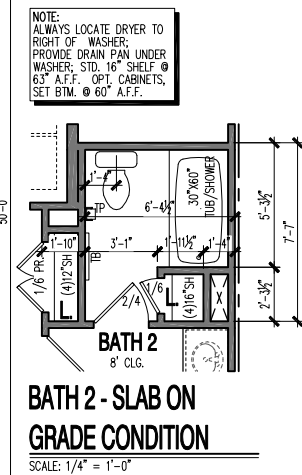
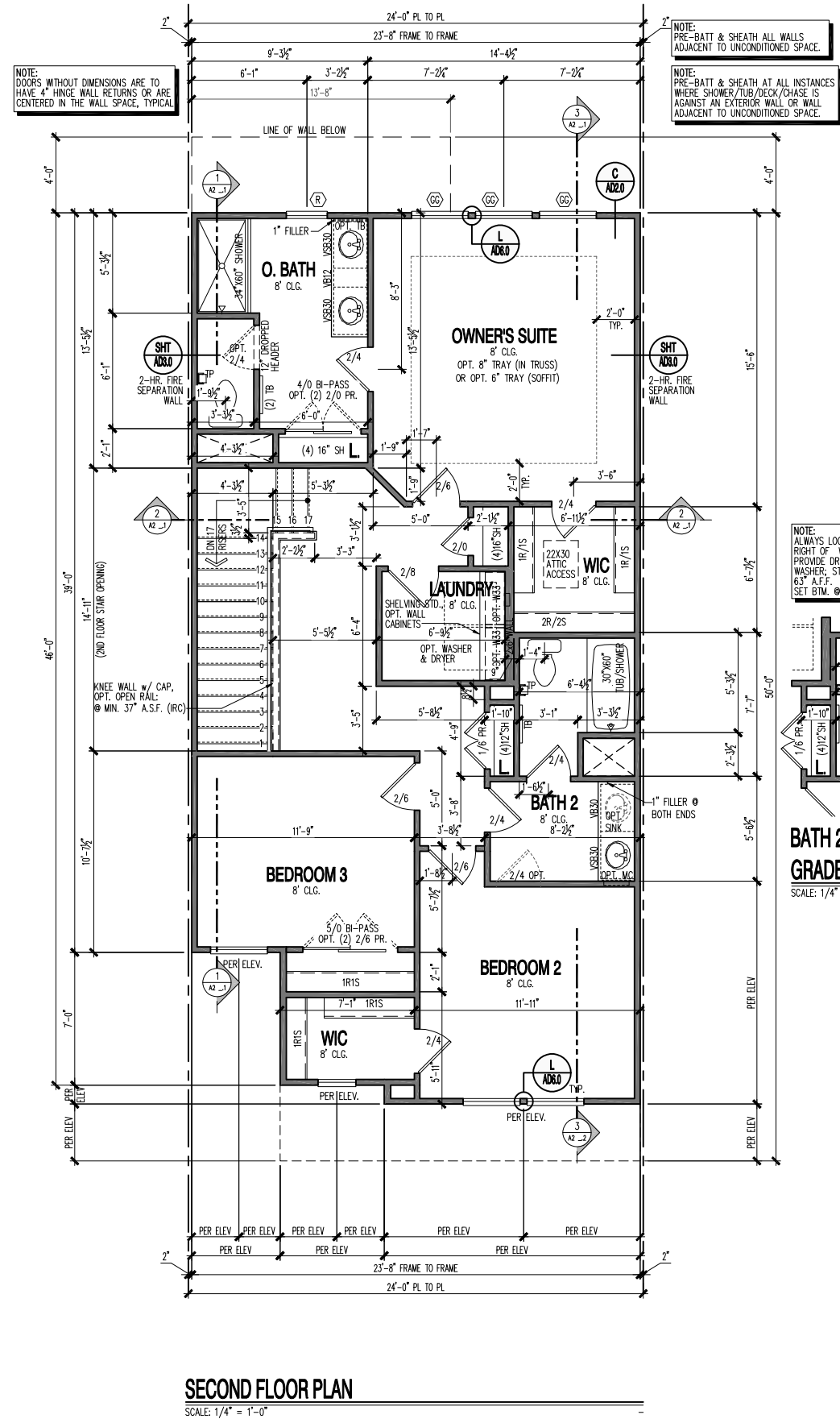
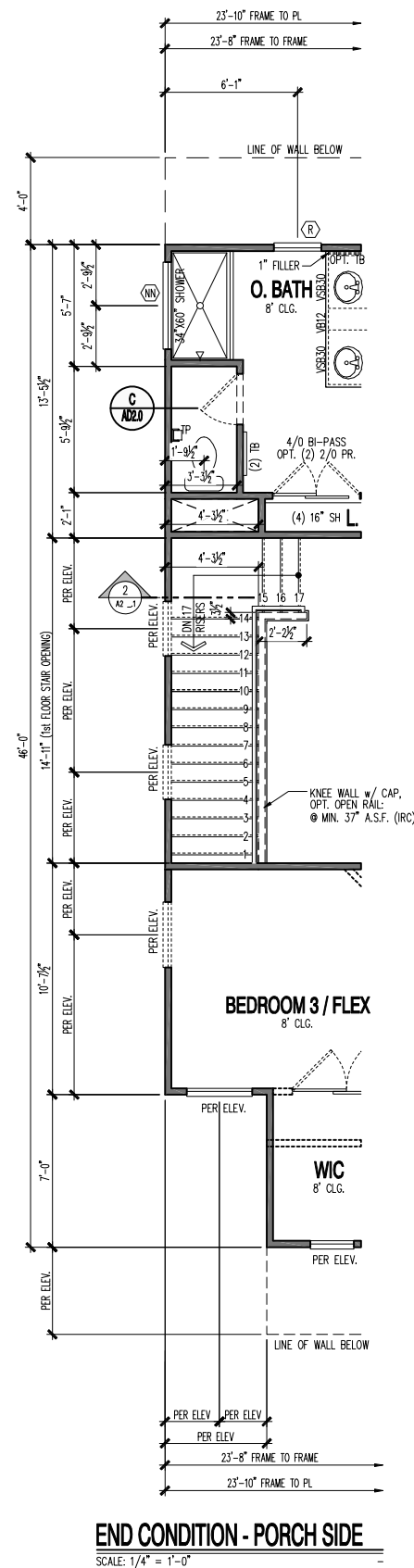
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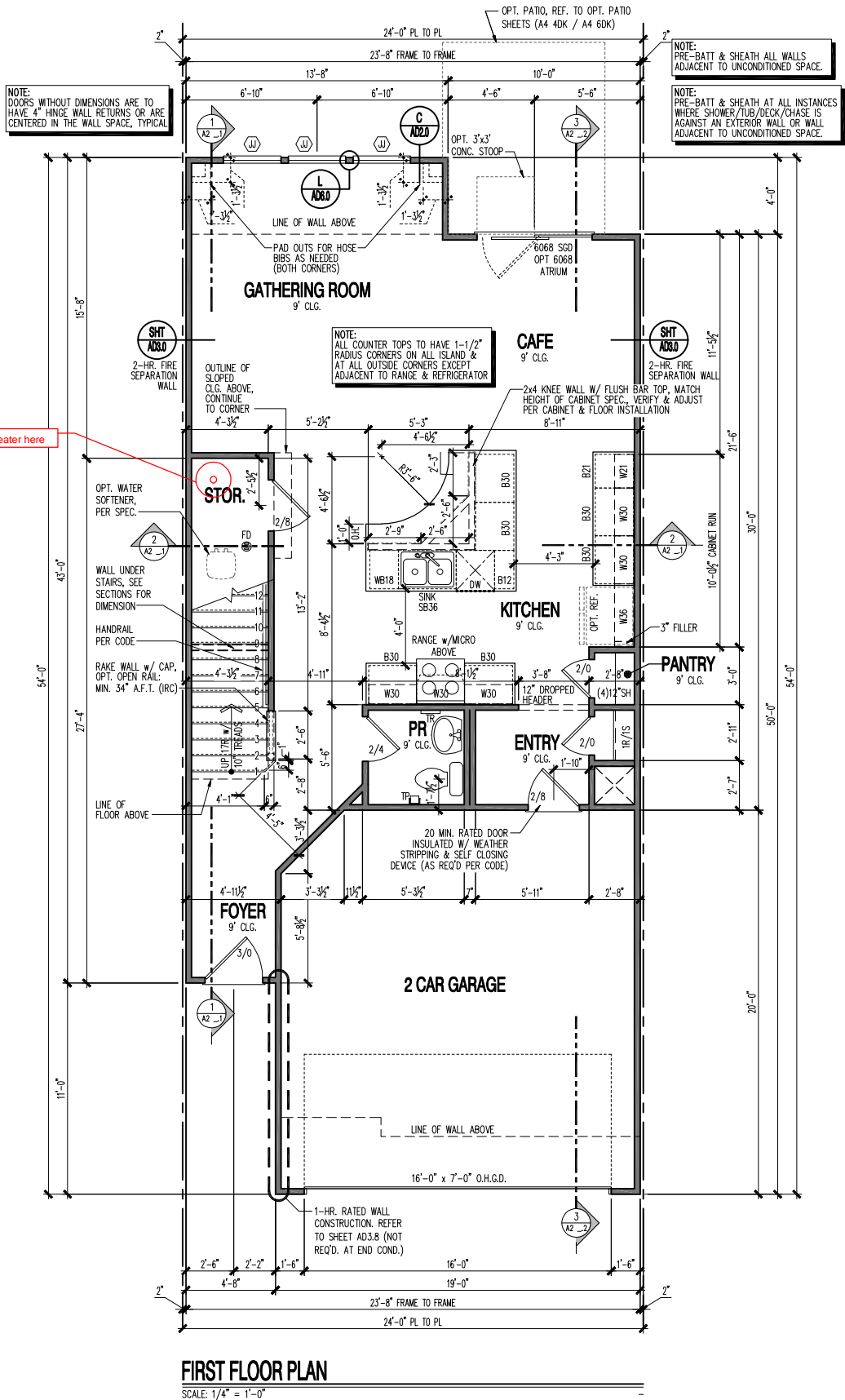
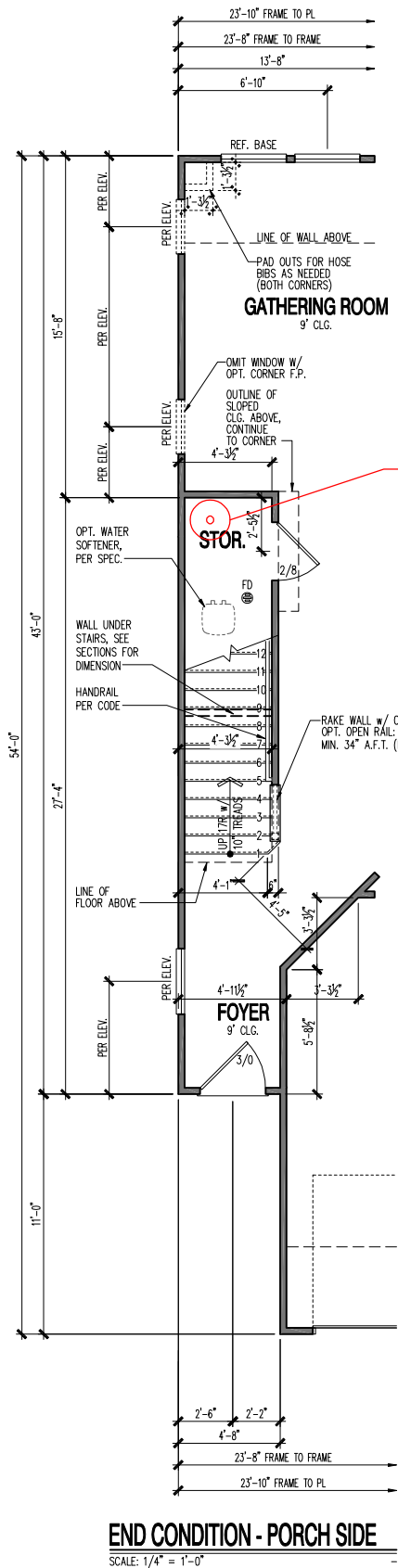
FL-GE-KC

PLAN NAME	ASHTON/CASCADE
NPC PLAN NUMBER	2467.902
LAWSON PLAN ID	

SHEET	CP-
	2.1







NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

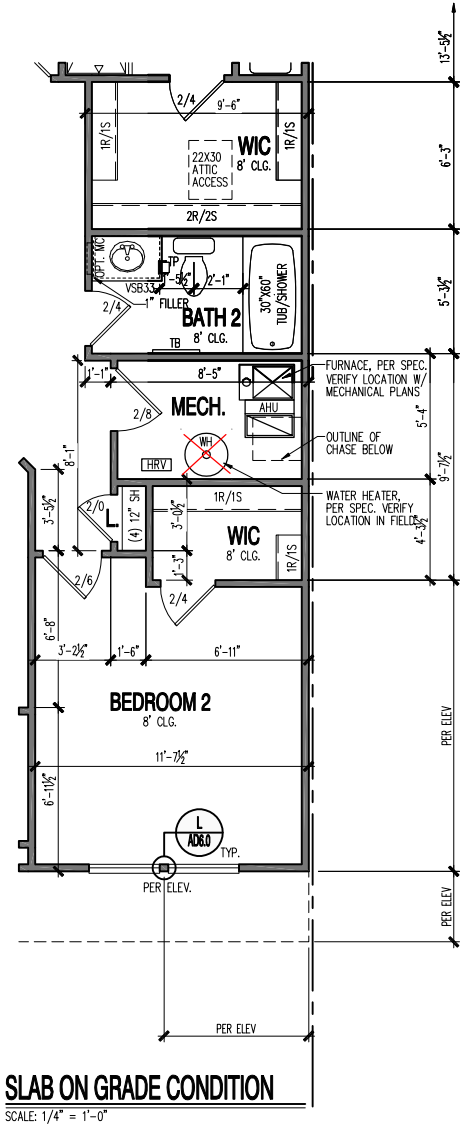
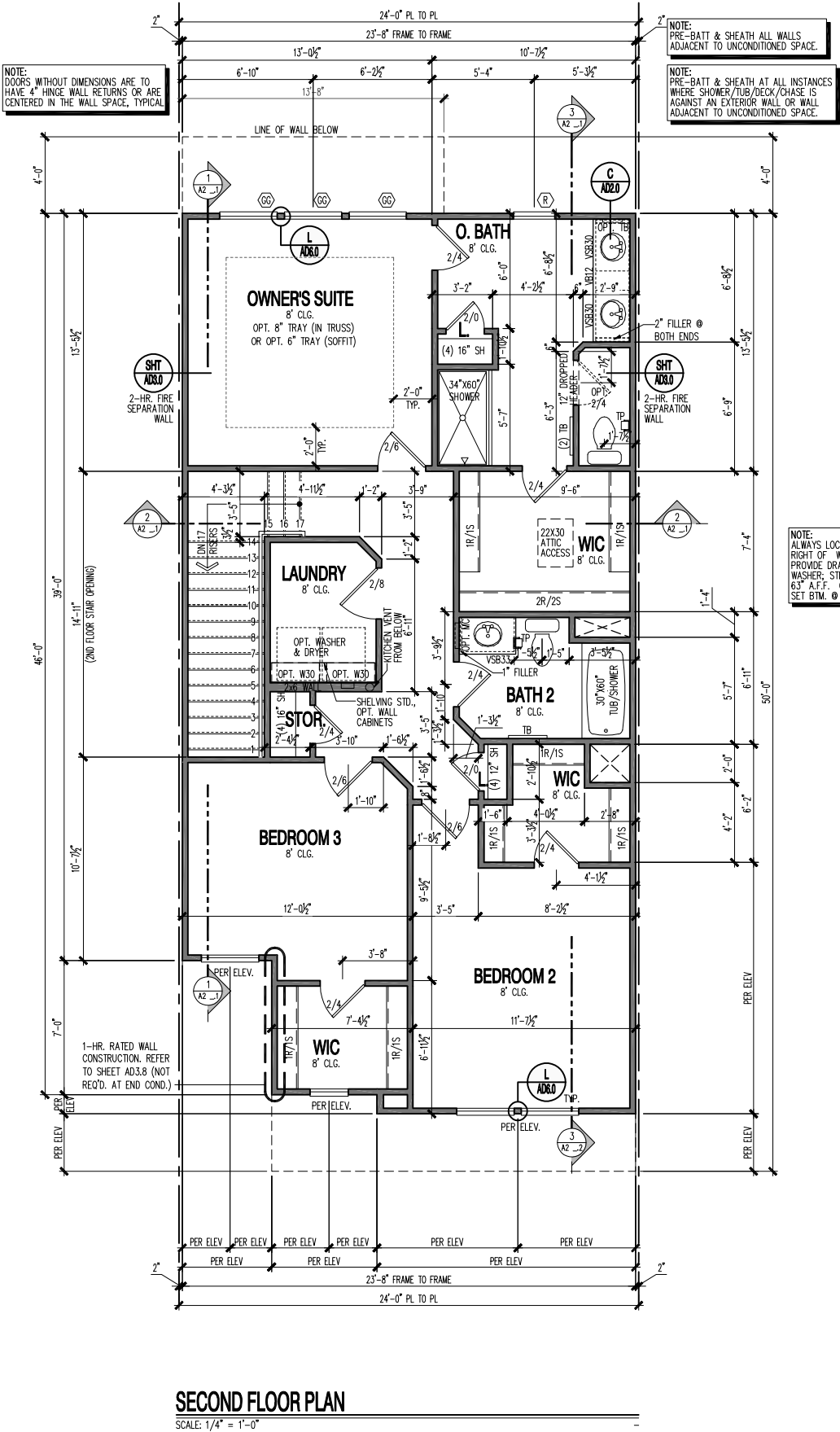
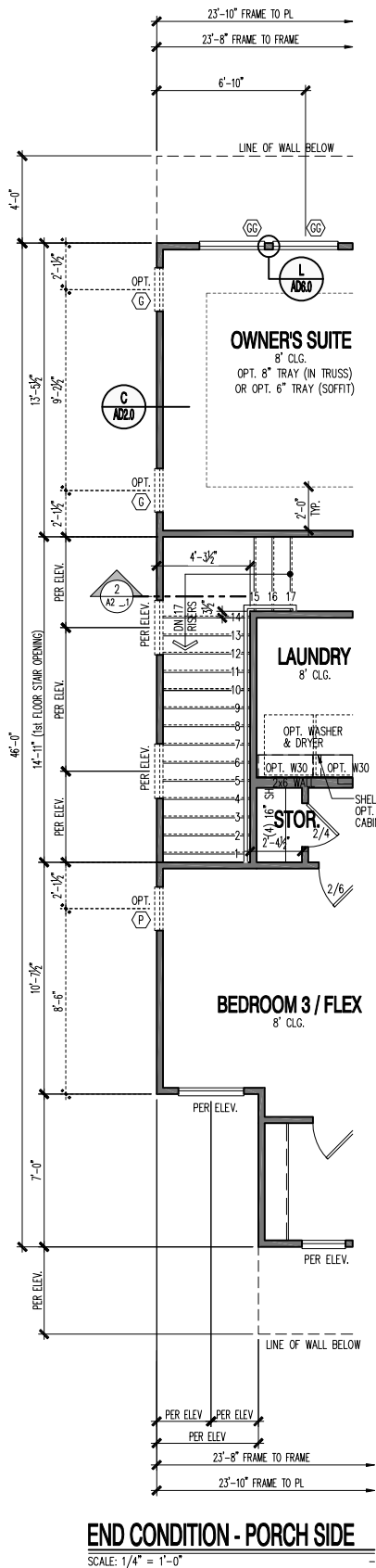
REV #	DATE	DESCRIPTION
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GARAGE HANDING FL-GE-KC
PLAN NAME BOWMAN NSP PLAN NUMBER 2819.902 LAWSON PLAN ID 52613
SHEET A1 S-4-1.1

First Floor Plan
2x4 Exterior Walls



Northeast Zone Office
 150 Allen Rd, Suite 303
 Basking Ridge, New Jersey 07920



NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22X34 SHEETS - 11X17 SHEETS REPRESENT 1/2 SCALE PLOTS

REV #	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

GARAGE HANDING
 FL-GE-KC

PLAN NAME
BOWMAN

NSC PLAN NUMBER
2819.902

LAWSON PLAN ID
52613

SHEET
A1
4-2.1

Northeast Zone Office
 150 Allen Rd, Suite 303
 Basking Ridge, New Jersey 07920



Second Floor Plan
 2x4 Exterior Walls

PRODUCTION MANAGER
 James Lozo
 INITIAL RELEASE DATE:
 7-26-2019
 CURRENT RELEASE DATE:
 2-29-2022