



CITY OF FISHERS AGENDA

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

DATE: 8/7/2024, at 5:00 PM

DIRECTIONS: Fishers Municipal Center Theater , One Municipal Drive , 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. **Riverplace PUD Committee - Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender**
 - a. **River Place Commercial Buildings A, B, C**
Parcel: 15-14-09-00-00-006.201, 15-14-09-00-00-006.301, 15-1410-00-00-037.401
Case: PUD-24-12
Request: Request to approve architecture for a new commercial development in the River Place PUD, generally located north of 96th Street and west of Allisonville Road.
Petitioner: Shawn Curran (scurran@curran-architecture.com)
Planner: Grace Wiley, Planner (wileyg@fishers.in.us)
2. **Regular PUD Committee - Howard Stevenson, Pete Peterson, Shawn Curran, Megan Baumgartner**
 - a. **St. John Vianney Catholic Church Addition**
Parcel: 13-12-30-00-00-014.000, 13-12-30-00-00-011.001, 13-12-30-00-00-012.000

Case: PUD-24-11

Request: Request to approve the architecture for a place of worship building addition within the Britton Falls PUD, generally located northeast of Southeastern Parkway and north of E. 126th Street.

Petitioner: Mike Walker, (mwalker@browningday.com)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

b. **Atwell Suites Saxony**

Parcel: 19-11-26-00-00-011.703

Case: PUD-24-3

Request: Request to approve the architecture for a new hotel within the Saxony PUD, generally located west of Minden Drive and south of Erlen Drive.

Petitioner: Jason Miller, (jmiller@rmasurveying.com)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

c. **Meijer Grocery**

Parcel: 13-12-31-00-00-025.000

Case: PUD-24-8

Request: Consideration of a text amendment to the Fall Creek Marketplace PUD Ordinance #050106A to allow updates to the concept plan and the land use and development standards.

Petitioner: Abby Jacobs, (abby.jacobs@woolpert.com)

Planner: Gabrielle Herin, (hering@fishers.in.us)

3. **Staff Communication**



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: August 7, 2024

DEPARTMENT CONTACT:

Grace Wiley (wileyg@fishers.in.us)

CASE NUMBER:

PUD-24-12

PETITIONER:

Shawn Curran (scurran@curran-architecture.com)

PROPERTY ADDRESS/LOCATION:

9610 River Place Dr

9611 River Place Dr

REQUEST: Request to approve architecture for a new commercial development in the River Place PUD, generally located north of 96th Street and west of Allisonville Road.

APPLICABLE REGULATIONS:

River Place PUD and UDO
where applicable

EXISTING ZONING:

River Place PUD

FISHERS 2040:

Attached Residential (9610),
Neighborhood Mixed Use (9611)

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☒ Approve with Conditions

☐ Continue

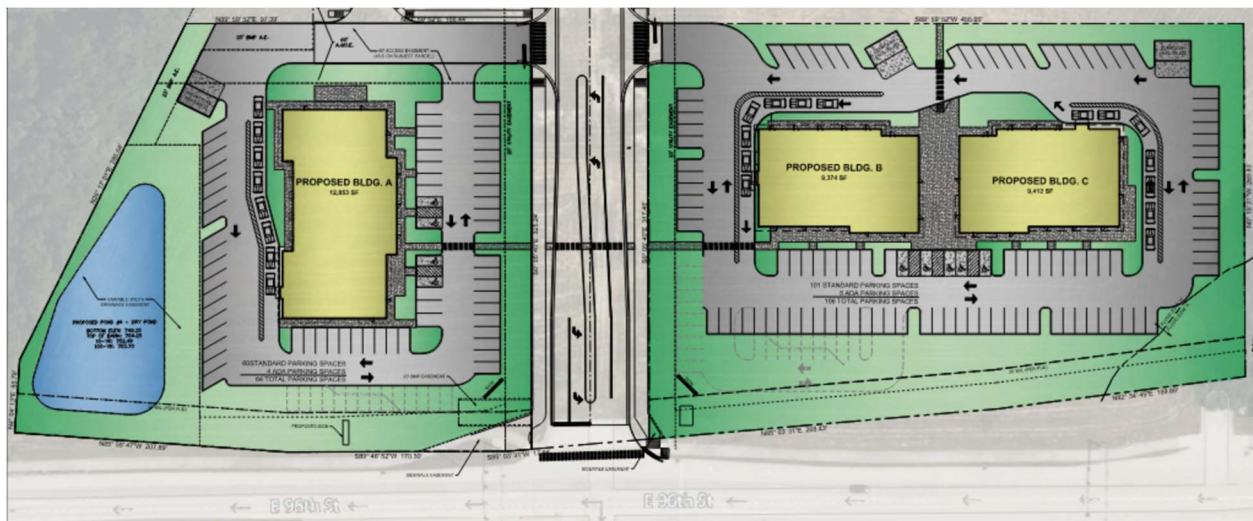
☐ Deny

ZONING HISTORY:

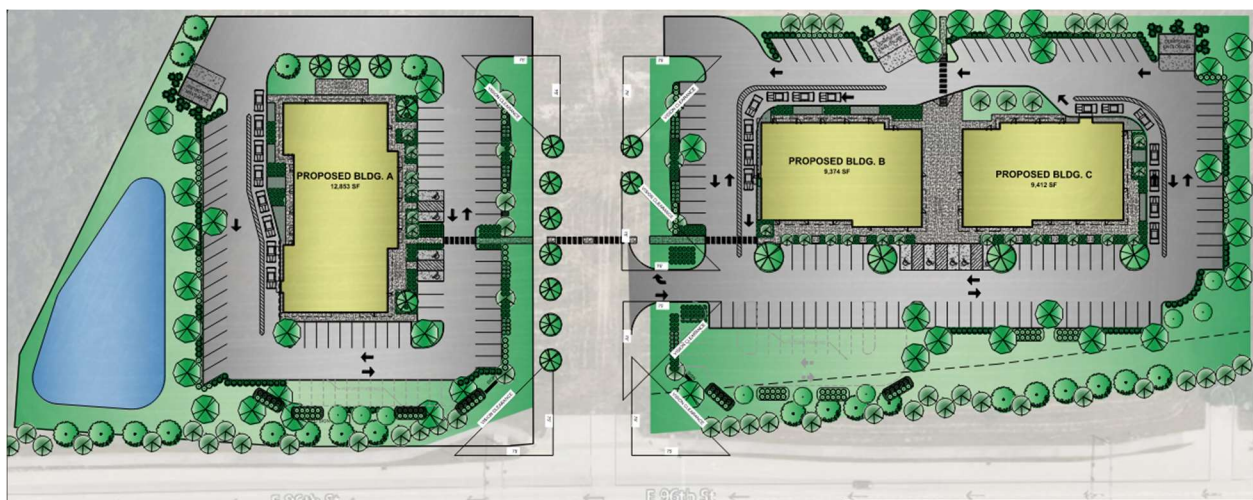
The property is currently zoned PUD-M and has fallen under the River Place PUD (Ordinance #090506) since it was adopted on June 4, 2007.

PETITION OVERVIEW:

The petitioner requests approval of the architecture for a proposed multi-tenant commercial development. There are three one-story buildings. Building A will be approximately 12,800 square feet, with 64 parking spots proposed. Building B will be approximately 9,300 square feet. Building C will be approximately 9,400 square feet. There are 106 proposed parking spaces to be shared between Buildings B and C. The subject site is generally located at the northwest corner of 96th Street and Allisonville Road.

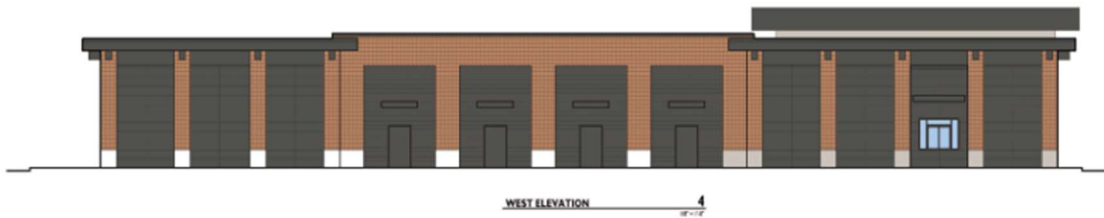


Site Plan



Landscaping Plan

Building A Proposed Elevations





Building A Renderings



Building A from south



Building A from southwest

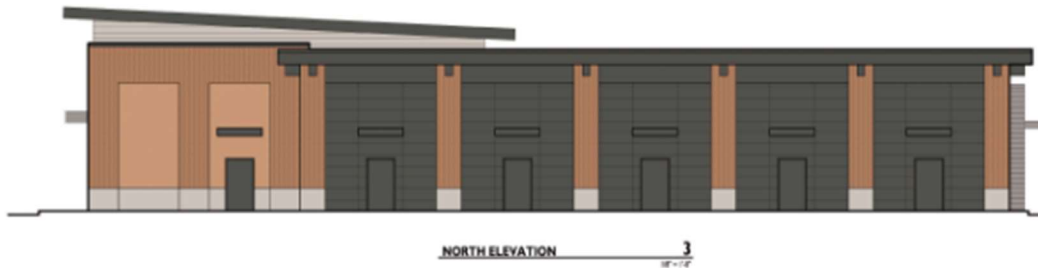


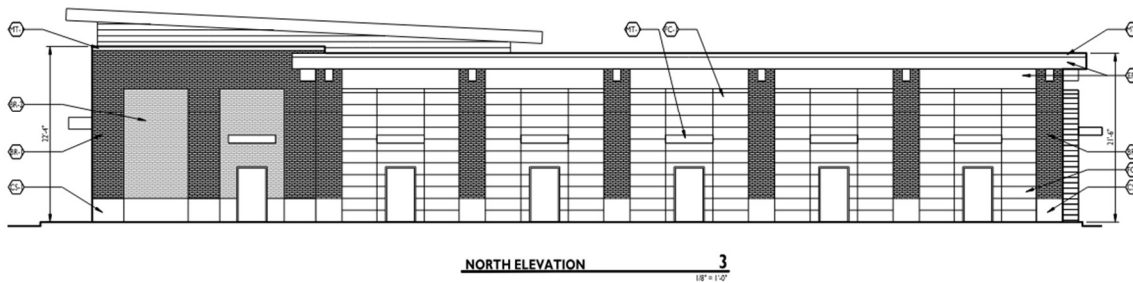
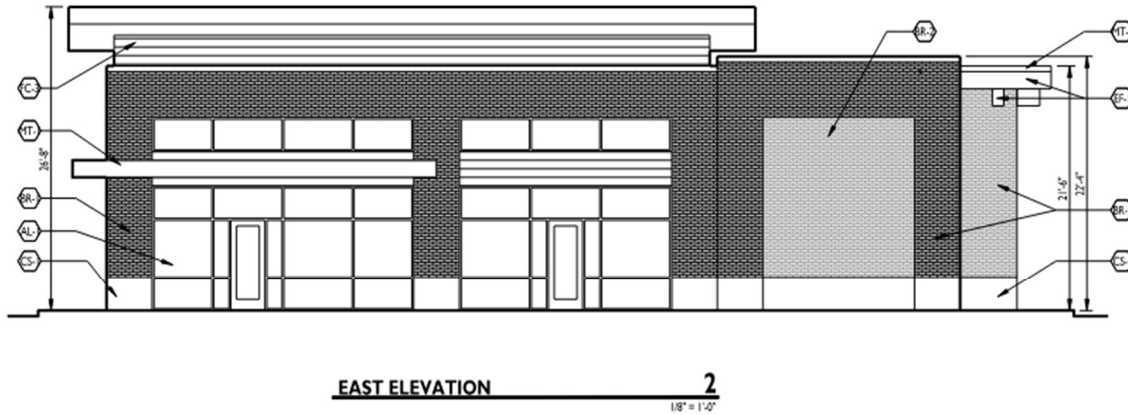
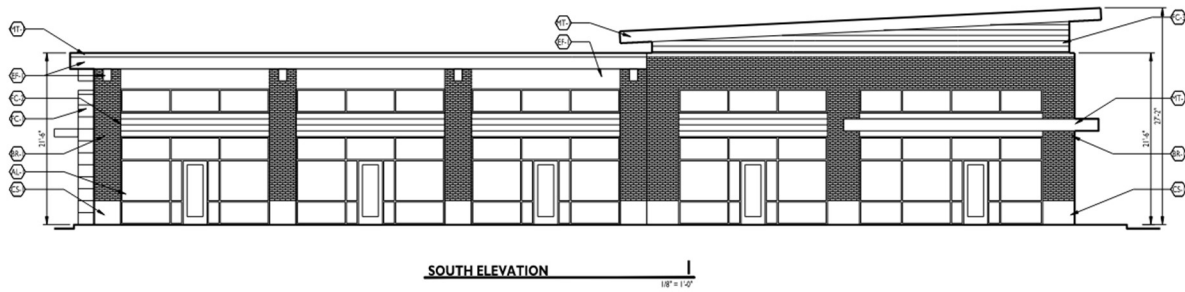
Building A from northeast



Building A from southeast

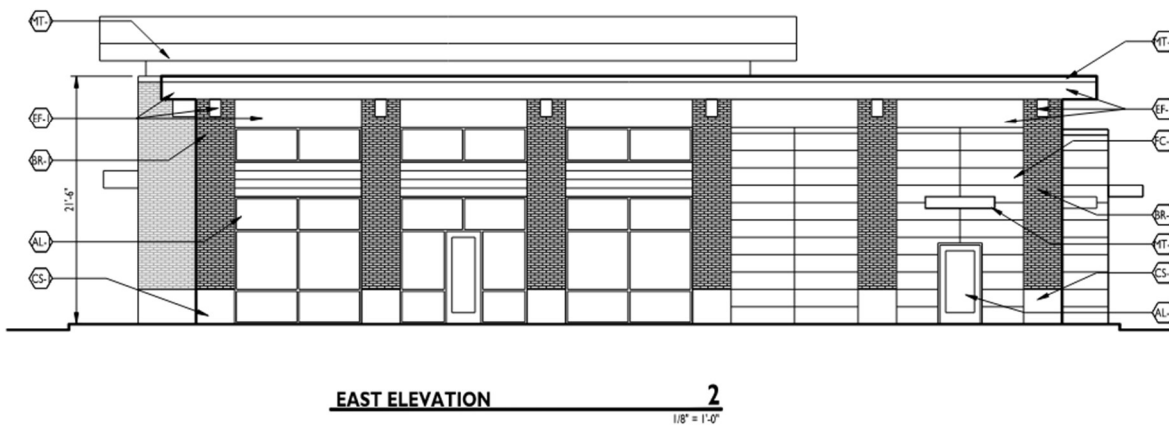
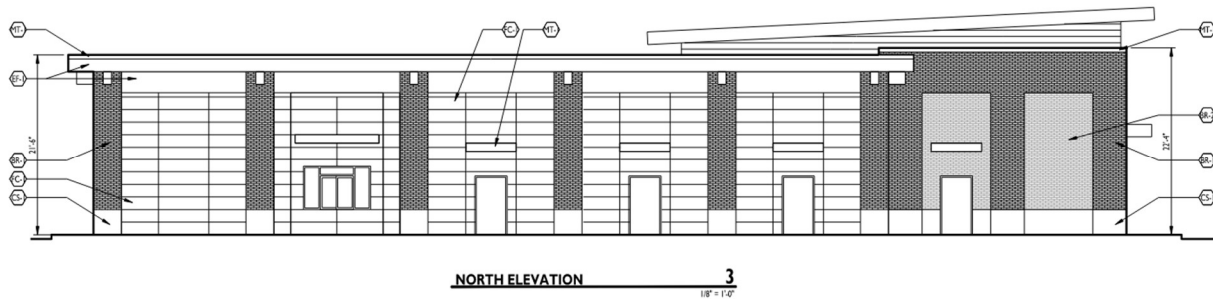
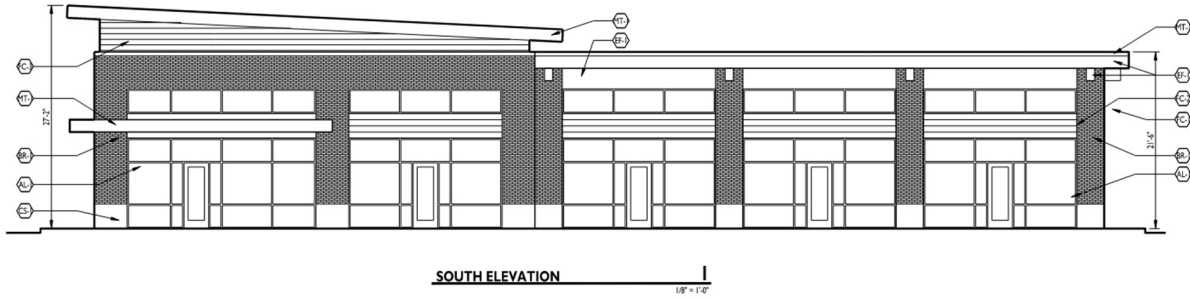
Building B Proposed Elevations





Building C Proposed Elevations





Buildings B & C Renderings



Buildings B & C from southwest



Buildings B & C from south



Buildings B & C from southeast



Buildings B & C from northeast



Buildings B & C from southeast



Buildings B & C from southwest

DETAILS:

Materials used on this project are as follows. The location of these materials is called out by number on the black and white elevations.

BR-1	Brick: Cloud Ceramics, Cameo Velour, Modular Size with Lehigh Hanson Old Colonial Mortar
BR-2	Accent Area (Inset 1" from field), use for public art within courtyard space
CS-1	Cast Stone: Custom Cast Stone, Natural Smooth
AL-1	Aluminum Storefront: Dark Bronze Anodized Aluminum
FC-1	Nichiha Fiber Cement Rainscreen Panels: SW7069 Iron Ore
FC-2	Fiber Cement Clapboard Siding: SW7069 Iron Ore
FC-3	Fiber Cement Clapboard Siding at Tower: SW6063 Nice White
EF-1	Exterior Insulation Finish System (EIFS): SW7069 Iron Ore
MT-1	Metal Coping, Canopies and Roofing: Pre-Finished Metal, Dark Bronze

ARCHITECTURAL STANDARDS:

Architectural standards for this property are laid out in the River Place PUD, Ordinance #090506, Section 5.2. These standards are shown below/

(2) Architecture

a) Facade:

1. *Compatibility:* Each building may be unique; however, all buildings within the development shall be compatible in design, theme and architecture.
2. *Exterior Materials:* Permitted exterior materials shall include brick, split-face concrete masonry unit (CMU), stone, stucco, decorative pre-cast panels, integrally colored block, E.I.F.S., metal, or glass.
3. *Windows.* Retail building windows shall be of scale and character in keeping with a "main street" style and incorporate such features including, but not limited to bays, divided lights, decorative stone frames, wood molding and trim, shutters, arches or awnings.
4. *Colors:*
 - (a) Facade: Facade colors shall be low reflectance, subtle, neutral hues or colors. The use of high-fluorescent colors shall be prohibited.

(b) **Building Trim and Accent Areas:** Building trim and accent areas may feature brighter colors, including primary colors, and neon tubing shall be an acceptable feature for building trim or accent areas.

b) **Entries:** Customer entryways shall be clearly defined and architecturally treated. Such features may include, but are not limited to, the following: canopies or porticos; overhangs; recesses/projections; arcades; raised corniced parapets over the door; peaked roof forms; arches; architectural details such as tile work and moldings that are integrated into the building structure and design; integral planters or wing walls that incorporate landscaped areas and/or places for sitting; awnings; porches; plinths; bay windows; or shutters.

c) **Roof:**

1. **Parapet:** Parapets shall not exceed fifteen (15) feet as measured from the top of the roof deck and shall conceal flat roofs and shall be in proportion to the supporting walls.

2. **Cornice:** Cornices shall be three-dimensional.

3. **Minimum Eave/Overhang Width:** Pitched roofs shall have eaves and overhangs equal to or greater than twelve (12) inches in depth. Depth shall be determined prior to the installation of masonry.

4. **Cupola:** Cupolas shall not exceed fifteen (15) feet past the base roofline.

5. **Flat Roofs:** Flat roofs shall be permitted provided that parapet walls, cornices or other similar architectural features are utilized to screen all mechanical equipment.

6. **Pitched Roofs:** Pitched roofs shall be permitted provided:

(a) **Minimum Pitch:** 5 (vertical units): 12 (horizontal units).

(b) **Planes:** Pitched roofs shall be comprised of three (3) or more roof slope planes.

(c) **Materials:** Pitched roofs shall be covered with high quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), high quality standing seam metal roofing, wood shakes or shingles (with adequate fire protection), three-dimensional asphalt/fiberglass shingles. Metal roofs shall have a low-gloss finish to reduce glare.

7. **Variation in Roofline:** For buildings with elevations in excess of one hundred (100) feet in width, a variation in roofline shall be employed for architectural interest and to reduce the apparent scale of the buildings.

d) **Mechanical and Utility Equipment Screening:** All mechanical equipment, trash compactors, pallets, and the like shall be screened from view. Screening can be achieved through the use of landscaping, fence or walls for ground placed equipment, and parapet walls or other roof designs for roof-mounted structures. Screening enclosures shall be architecturally compatible with the primary structure.

e) Dumpster and Storage Area Screening: Dumpsters and storage areas shall be enclosed with a solid enclosure that complements the architecture of the primary structure, consist of the same building materials as the primary structure, is a minimum of six (6) feet in height, and contains a solid gate. Shrub plant material shall be provided where possible to further enhance the wall enclosure. Dumpster enclosures attached to the primary structure shall be designed as an architecturally integrated part of the primary structure.

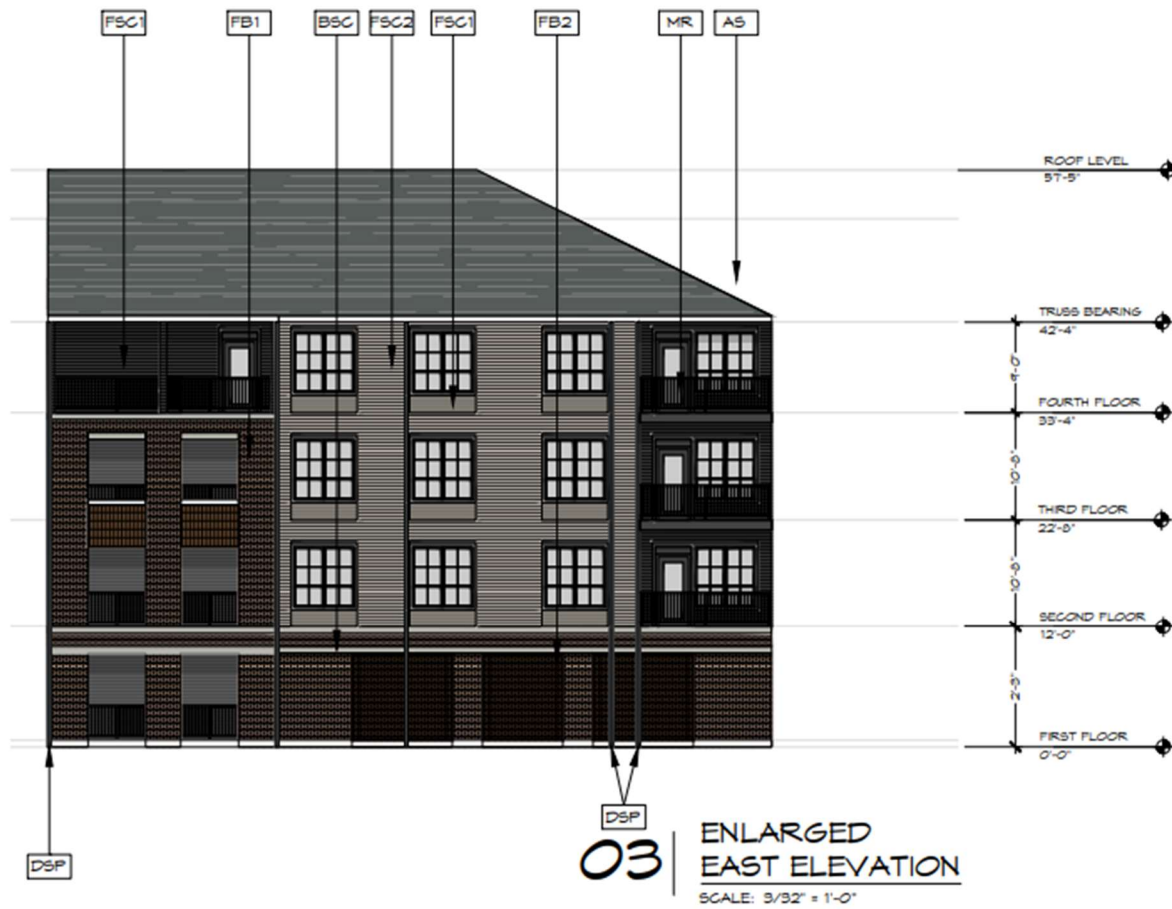
SURROUNDING CHARACTER:

The proposed buildings will be surrounded by the River Place CRG multi-family development, located to the north. The proposed Fishers White River Park will be located to the west.



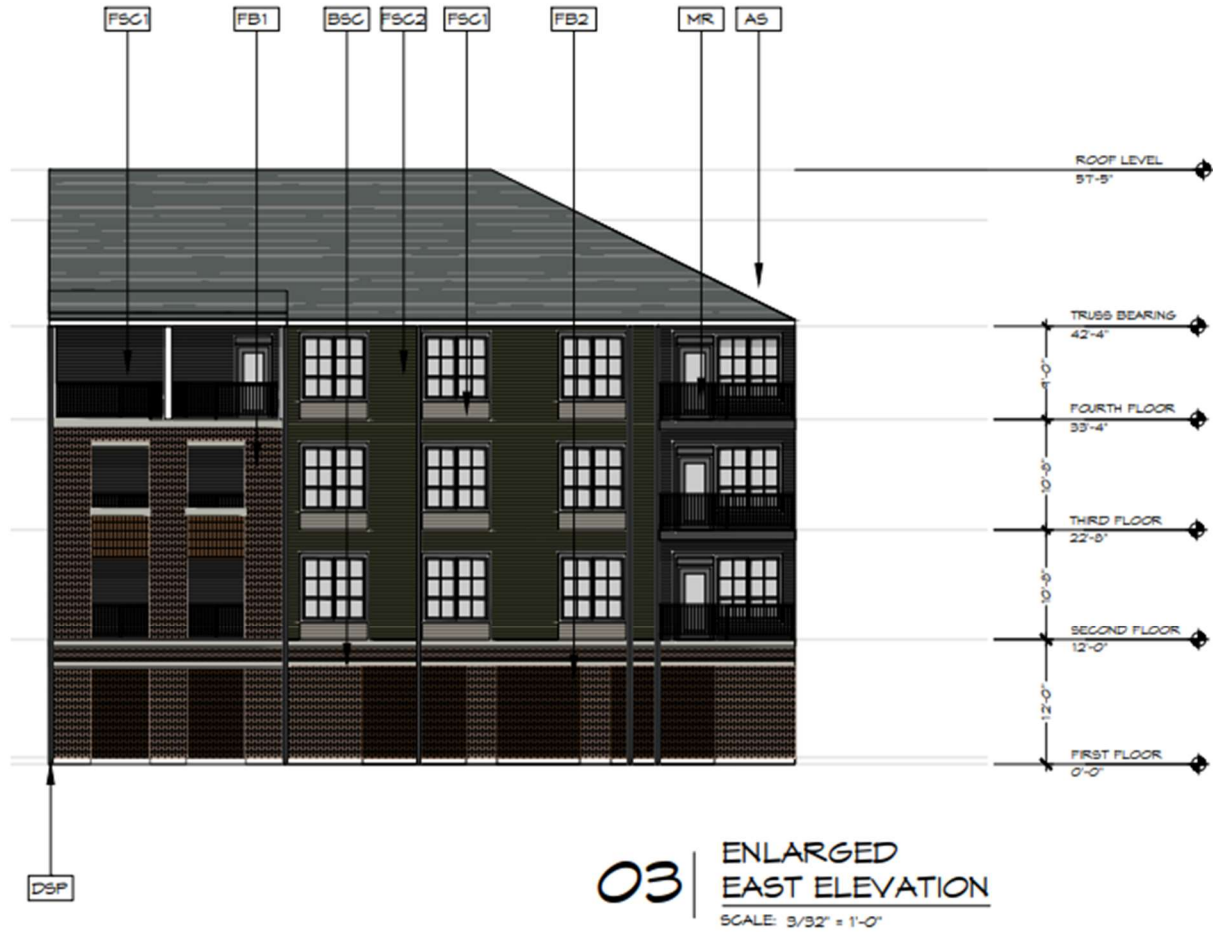
Aerial view rendering of River Place Commercial Buildings from southwest. The CRG development is visible to the north.

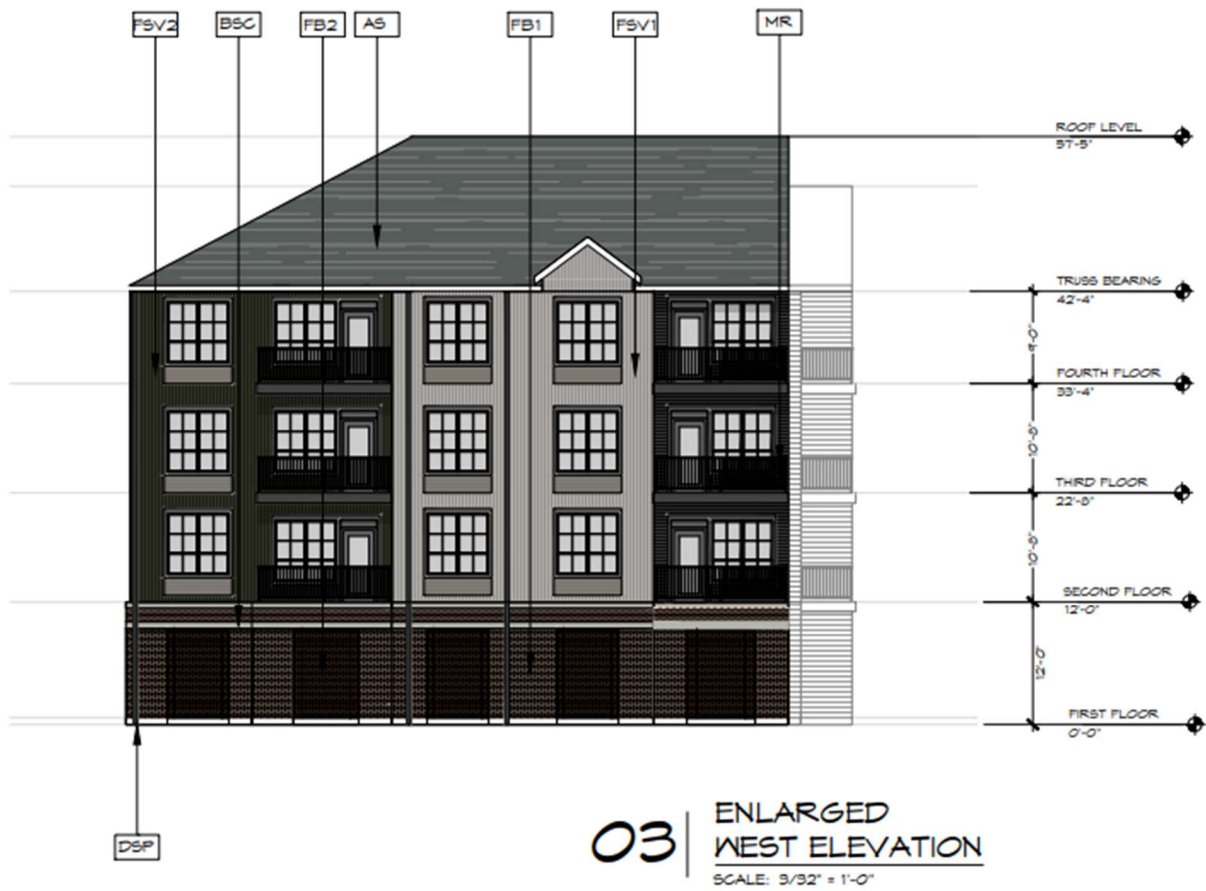
Below are renderings and elevations of the River Place CRG apartments and townhomes.









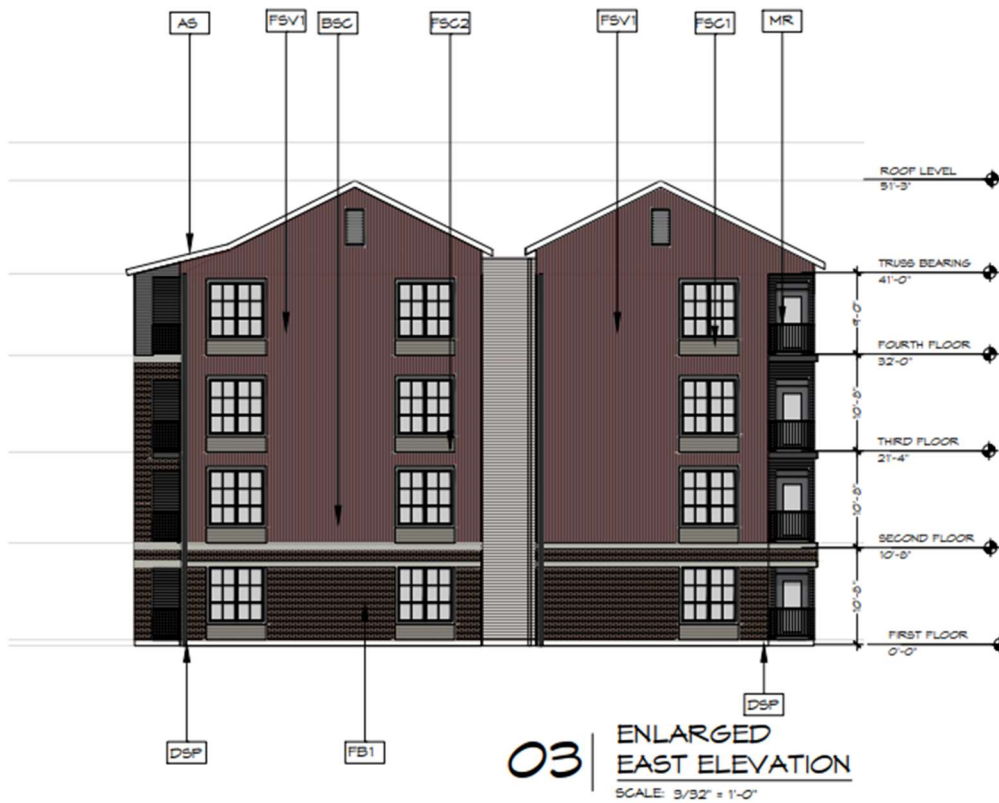
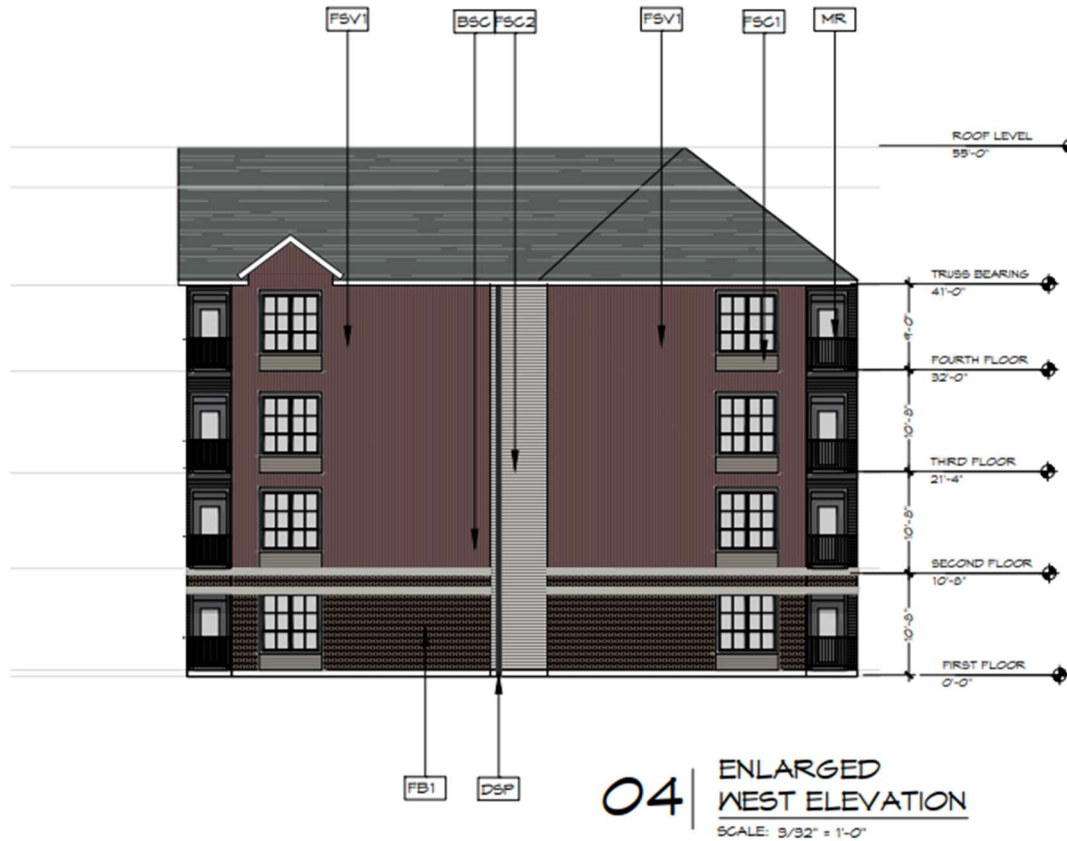




O2 | ENLARGED
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



O1 | ENLARGED
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



PUD-24-12
August 7, 2024



O2 ENLARGED
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



O1 ENLARGED
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



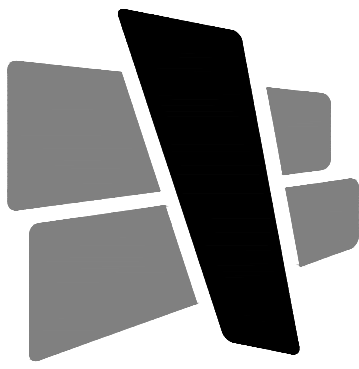


STAFF RECOMMENDATION:

Staff recommends approval on the condition that all TAC comments are addressed before final approval is given.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny



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CERTIFICATION

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PROJECT INFORMATION

RIVER PLACE RETAIL BUILDINGS

EAST 96TH STREET AND
RIVER PLACE DRIVE
FISHERS, IN

ISSUE DATES

ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

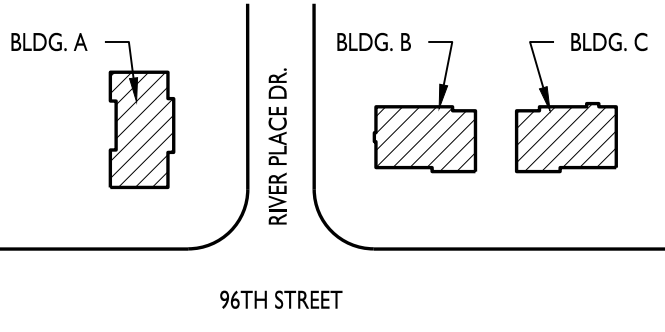
PROJECT NUMBER: 240097

RENDERINGS

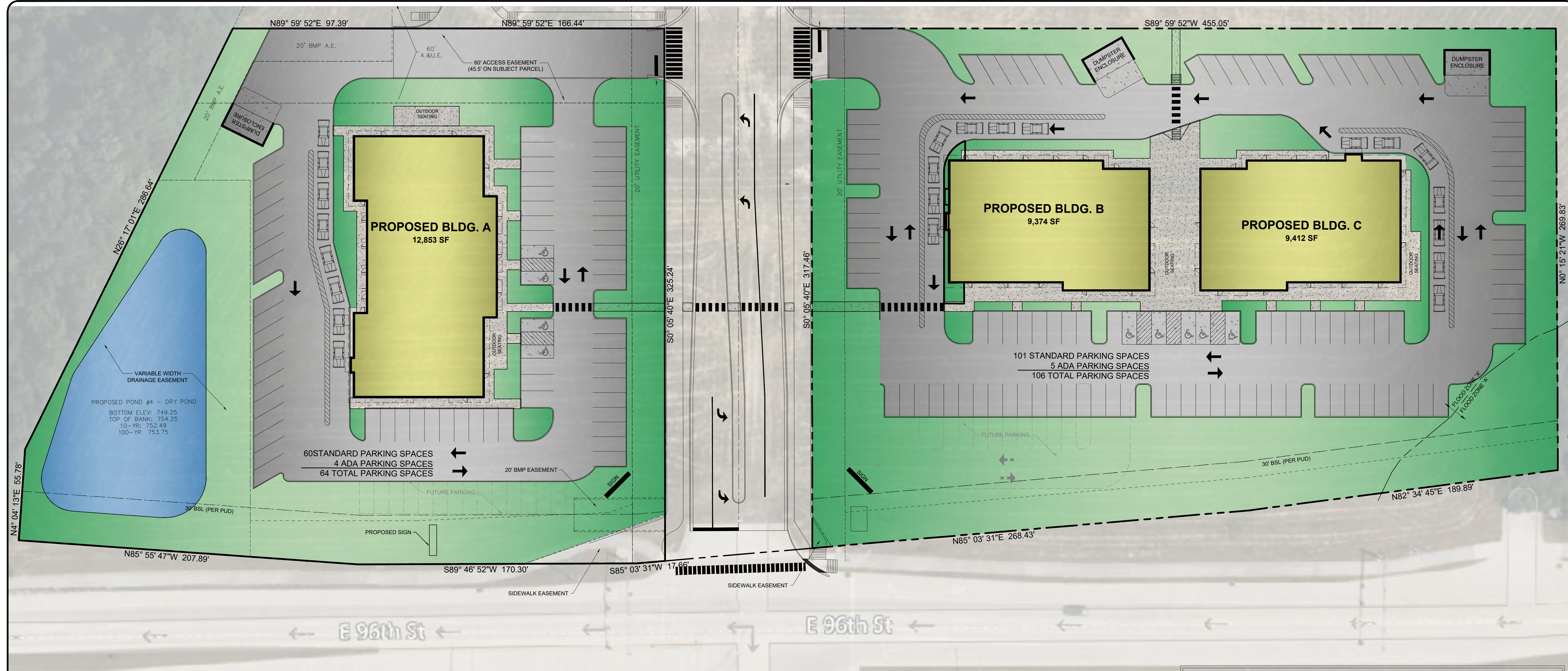
A003



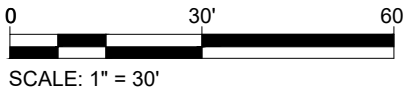
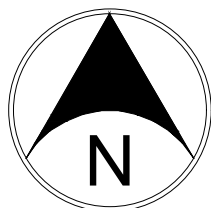
AERIAL VIEW FROM SOUTHWEST |



KEY PLAN



SITE PLAN EXHIBIT



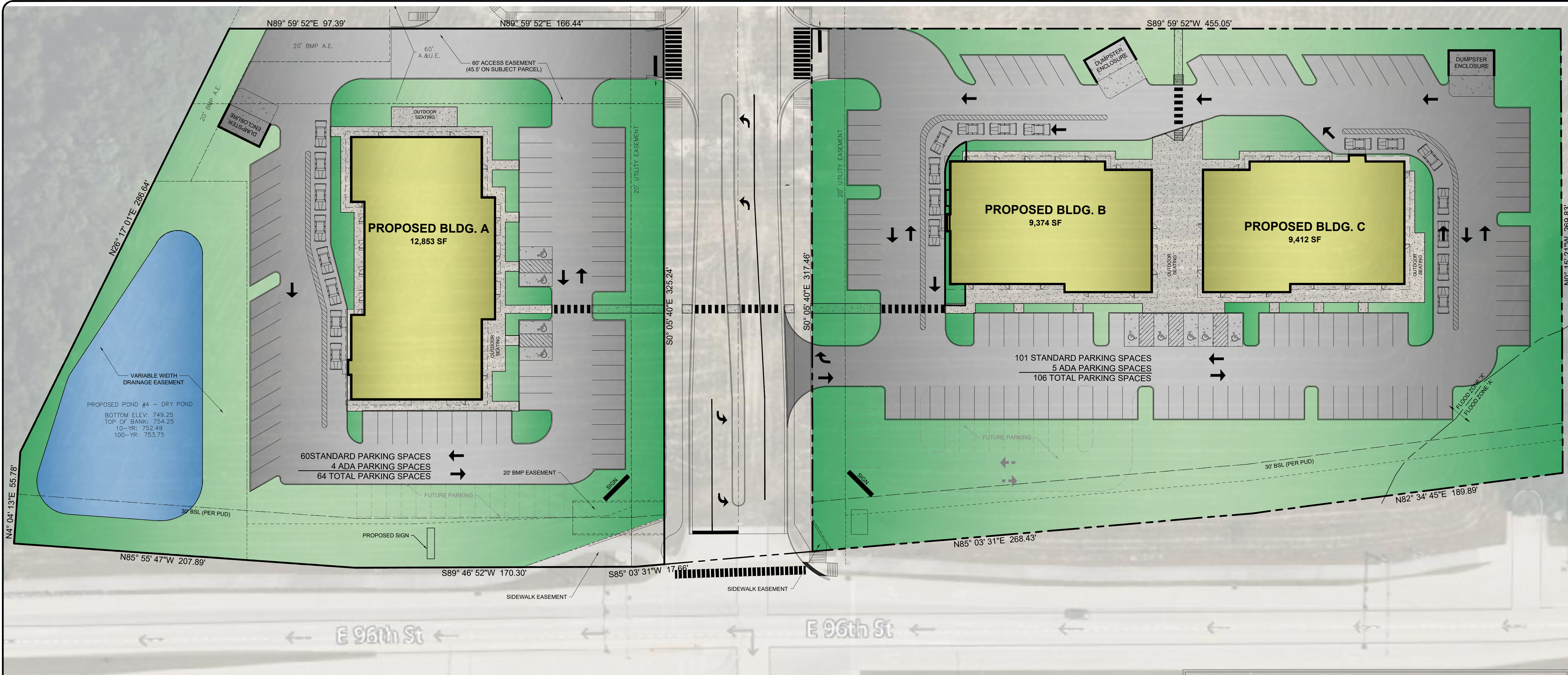
SITE DEVELOPMENT SUMMARY TABLE

ZONING CLASSIFICATION, CITY OF FISHERS, RIVER PLACE PUD			
PARCEL SIZE	REQUIRED	2.53 AC PROVIDED-WEST	3.09 AC PROVIDED-EAST
MAX. BLDG HEIGHT	25 STORIES	N/A	N/A
MIN. BLDG SIZE	N/A	N/A	N/A
MAX. LOT COVERAGE	NO MAX.	N/A	N/A
BUILDING SETBACKS			
FRONT	96TH ST. - 30 FT.	96TH ST. - 102 FT.	96TH ST. - 143 FT.
SIDE	0 FT.	N/A	N/A
REAR	0 FT.	N/A	N/A
PERIMETER PARKING GREENSPACE WIDTH			
FRONT	96TH ST. - 0 FT.	96TH ST. - 30 FT.	96TH ST. - 21 FT.
SIDE	N/A	N/A	N/A
REAR	N/A	N/A	N/A
LANDSCAPE SETBACKS			
FRONT	96TH ST. - 20 FT.	96TH ST - 30 FT.	96TH ST. - 21 FT.
SIDE	0 FT.	N/A	N/A
REAR	0 FT.	N/A	N/A
PARKING REQUIRED			
COFFEE SHOPS - 1 PER 2 SEATS			
RESTAURANT - 1 PER 2 SEATS			
RETAIL LIGHT - 1 PER 300 SF + 1 PER 400 SF FOR GFA BEYOND 2,000 SF		60 STANDARD SPACES + 4 ADA SPACES 64 TOTAL SPACES	101 STANDARD SPACES + 5 ADA SPACES 106 TOTAL SPACES
BICYCLE PARKING REQUIRED			
1 PER 30 VEHICLE SPACES		3	4

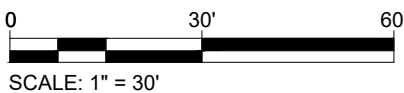
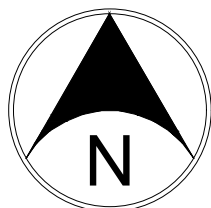


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RIVER PLACE COMMERCIAL FISHERS



ALTERNATE SITE PLAN EXHIBIT



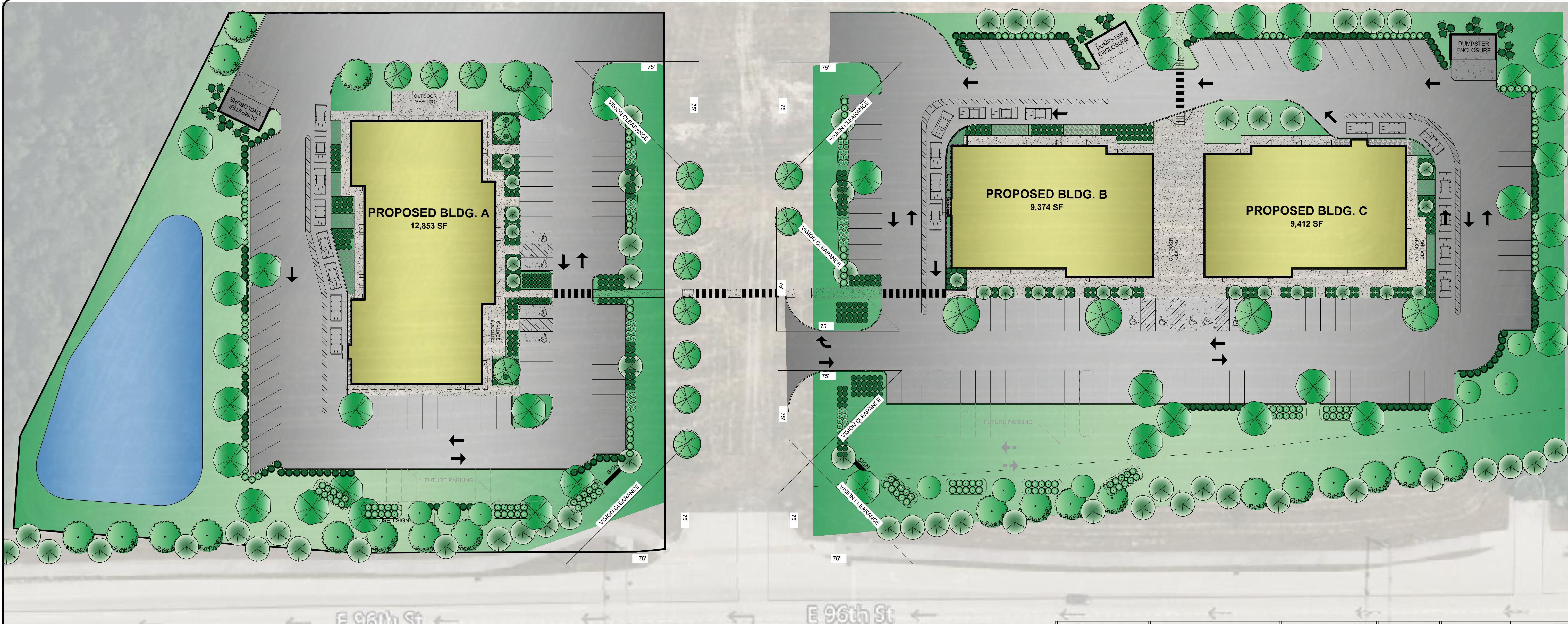
SITE DEVELOPMENT SUMMARY TABLE

ZONING CLASSIFICATION, CITY OF FISHERS, RIVER PLACE PUD			
PARCEL SIZE	REQUIRED	2.53 AC PROVIDED-WEST	3.09 AC PROVIDED-EAST
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MIN. BLDG SIZE	N/A	N/A	N/A
MAX. LOT COVERAGE	NO MAX.	N/A	N/A
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REAR	0 FT.	N/A	N/A
PERIMETER PARKING GREENSPACE WIDTH			
FRONT	96TH ST. - 0 FT.	96TH ST. - 30 FT.	96TH ST. - 21 FT.
SIDE	N/A	N/A	N/A
REAR	N/A	N/A	N/A
LANDSCAPE SETBACKS			
FRONT	96TH ST. - 20 FT.	96TH ST - 30 FT.	96TH ST. - 21 FT.
SIDE	0 FT.	N/A	N/A
REAR	0 FT.	N/A	N/A
PARKING REQUIRED	COFFEE SHOPS - 1 PER 2 SEATS		
	RESTAURANT - 1 PER 2 SEATS		
BICYCLE PARKING REQUIRED	RETAIL LIGHT - 1 PER 300 SF + 1 PER 400 SF FOR GFA BEYOND 2,000 SF	60 STANDARD SPACES + 4 ADA SPACES 64 TOTAL SPACES	101 STANDARD SPACES + 5 ADA SPACES 106 TOTAL SPACES
	1 PER 30 VEHICLE SPACES	3	4

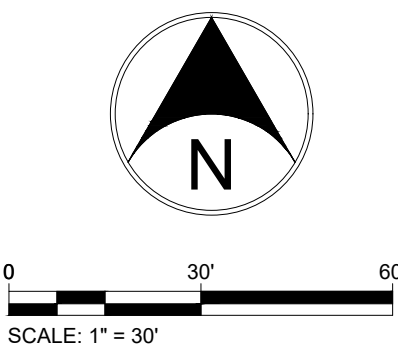


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RIVER PLACE COMMERCIAL FISHERS



ALTERNATE LANDSCAPE PLAN EXHIBIT



QUANTITY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	COMMENTS
DECIDUOUS CANOPY TREES					
	Acer freemanii 'Autumn Blaze'	'Autumn Blaze' Maple	B&B	2.5"	For Spacing See Plan
	Gleditsia triacanthos inermis	Skyline Honeylocust	B&B	2.5"	For Spacing See Plan
	Quercus rubra	Red Oak	B&B	2.5"	For Spacing See Plan
	Betula nigra 'Heritage'	'Heritage' River Birch	B&B	2.5"	For Spacing See Plan
	Ulmus americana	Princeton Elm	B&B	2.5"	For Spacing See Plan
	Platanus acerfolia	Columbia London Plane Tree	B&B	2.5"	For Spacing See Plan
	Acer rubrum 'Armstrong'	Armstrong Columnar Maple	B&B	2.5"	For Spacing See Plan
DECIDUOUS ORNAMENTAL TREES					
	Cornus alternifolia	Pagoda Dogwood	B&B	1.5"	For Spacing See Plan
	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B&B	1.5"	For Spacing See Plan
	Cercis Canadensis	Eastern Redbud	B&B	1.5"	For Spacing See Plan
	Malus sargentii	Sargent Crabapple	Container	5'	For Spacing See Plan
	Magnolia stellata	Star Magnolia	B&B	1.5"	For Spacing See Plan
	Cornus kousa	Kousa Dogwood	B&B or Container	1.5" Multi-stem	For Spacing See Plan
DECIDUOUS SHRUBS					
	Ribes alpinum	Alpine Currant	Container	24"	For Spacing See Plan
	Cornus sericea	Red Twig Dogwood	Container	24"	For Spacing See Plan
	Syringa patula 'Miss Kim'	Miss Kim Lilac	Container	24"	For Spacing See Plan
	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	Container	24"	For Spacing See Plan
	Viburnum nudum 'Brandywine'	Brandywine Viburnum	Container	24"	For Spacing See Plan
	Aronia melanocarpa 'UCCONAM166'	Chokeberry Low Scape Hedger	Container	24"	For Spacing See Plan
EVERGREEN SHRUBS					
	Juniperus communis	Common Juniper	Container	24"	For Spacing See Plan
	Ilex glabra 'Compacta'	Compact Inkberry	Container	24"	For Spacing See Plan
	Picea pungens glauca 'Globoosa'	Globe Blue Spruce	Container	24"	For Spacing See Plan
	Taxus x media 'Hicksii'	Hicks Yew	Container	24"	For Spacing See Plan
PERENNIAL GRASS					
	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	Container	#1	For Spacing See Plan
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	Container	#2	For Spacing See Plan
PERENNIAL FLOWERS					
	Hemerocallis 'stella de oro'	Stella D' Oro Daylily	Container	#1	For Spacing See Plan

PLANTING SCHEDULE



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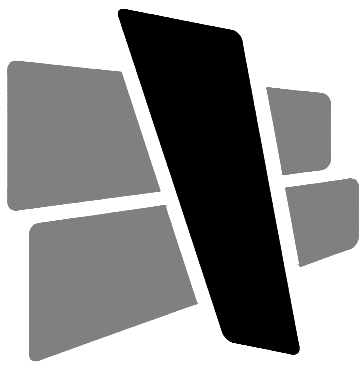
RIVER PLACE COMMERCIAL FISHERS



BUILDING A FROM SOUTH 1



BUILDING A FROM SOUTHWEST 2



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PROJECT INFORMATION

RIVER PLACE RETAIL
BUILDINGS

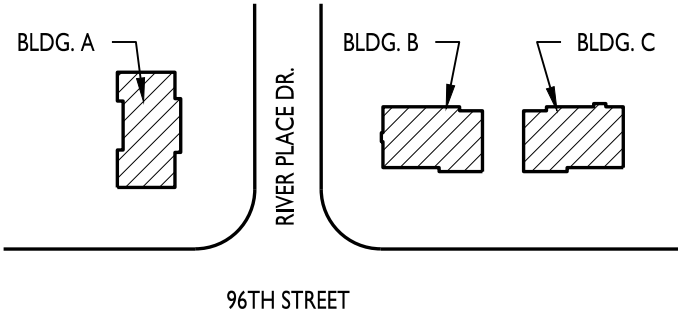
EAST 96TH STREET AND
RIVER PLACE DRIVE
FISHERS, IN

ISSUE DATES

ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

PROJECT NUMBER: 240097

RENDERINGS



KEY PLAN

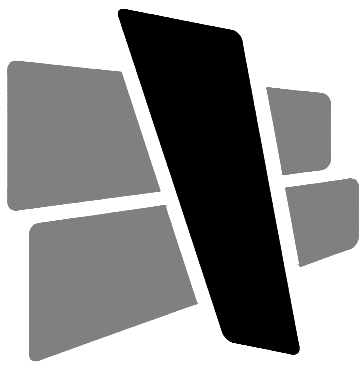
A004



BUILDING A FROM NORTHEAST 1



BUILDING A FROM SOUTHEAST 2



CURRAN
ARCHITECTURE

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PROJECT INFORMATION

RIVER PLACE RETAIL
BUILDINGS

EAST 96TH STREET AND
RIVER PLACE DRIVE
FISHERS, IN

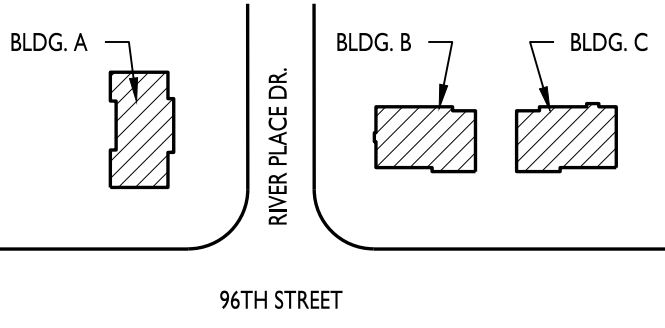
ISSUE DATES

ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

PROJECT NUMBER: 240097

RENDERINGS

A005



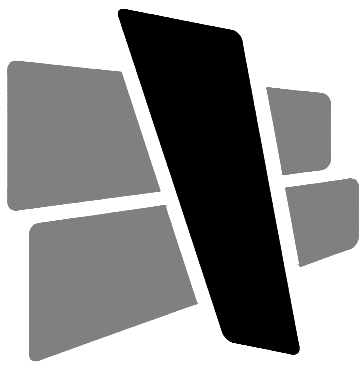
KEY PLAN



BUILDINGS B & C FROM SOUTHWEST 1



BUILDINGS B & C FROM SOUTH 2



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ARCHITECTURE

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PROJECT INFORMATION

RIVER PLACE RETAIL
BUILDINGS

EAST 96TH STREET AND
RIVER PLACE DRIVE
FISHERS, IN

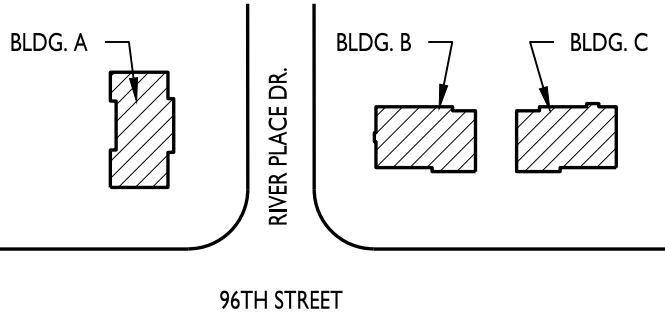
ISSUE DATES

ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

PROJECT NUMBER: 240097

RENDERINGS

A006



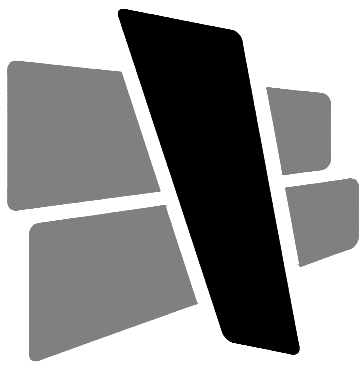
KEY PLAN



BUILDINGS B & C FROM SOUTHEAST **1**



BUILDINGS B & C FROM NORTH EAST **2**



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PROJECT INFORMATION

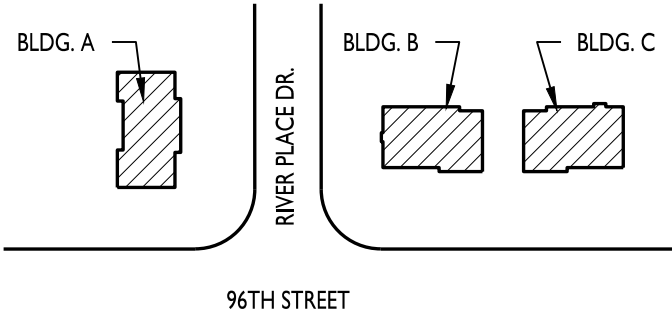
RIVER PLACE RETAIL
BUILDINGS

EAST 96TH STREET AND
RIVER PLACE DRIVE
FISHERS, IN

ISSUE DATES	
ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

PROJECT NUMBER: 240097

RENDERINGS



KEY PLAN

A007



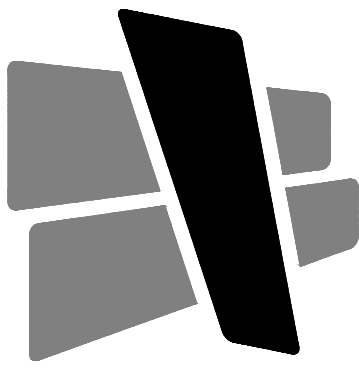
BUILDINGS B & C FROM SOUTHEAST

1



PLAZA VIEW FROM SOUTH WEST

2



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PROJECT INFORMATION

RIVER PLACE RETAIL BUILDINGS

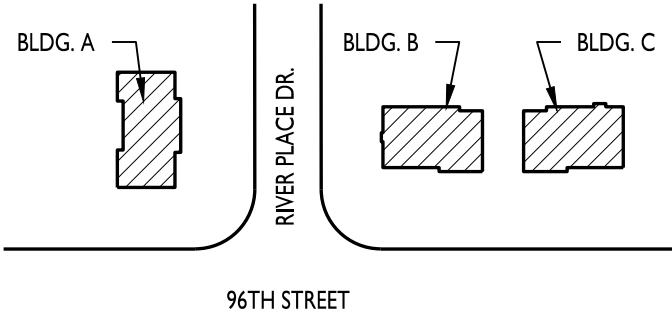
EAST 96TH STREET AND
RIVER PLACE DRIVE
FISHERS, IN

ISSUE DATES

ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

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RENDERINGS



KEY PLAN

A007



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RIVER PLACE RETAIL
BUILDINGS

EAST 96TH STREET AND
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FISHERS, IN

ISSUE DATES

ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

PROJECT NUMBER: 240097

EXTERIOR ELEVATIONS
BUILDING A

A201-A



SOUTH ELEVATION 1
1/8" = 1'-0"



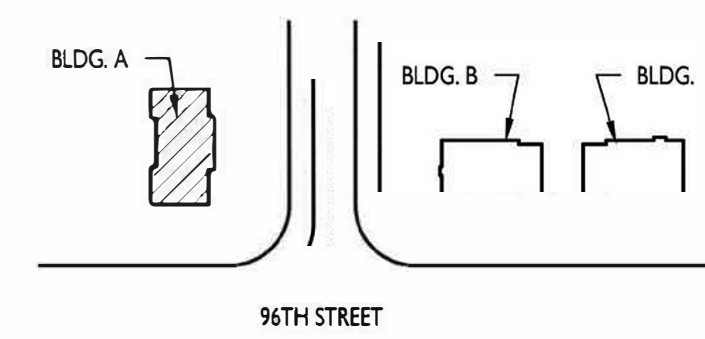
EAST ELEVATION 2
1/8" = 1'-0"



NORTH ELEVATION 3
1/8" = 1'-0"



WEST ELEVATION 4
1/8" = 1'-0"



KEY PLAN



SOUTH ELEVATION 1
1/8" = 1'-0"



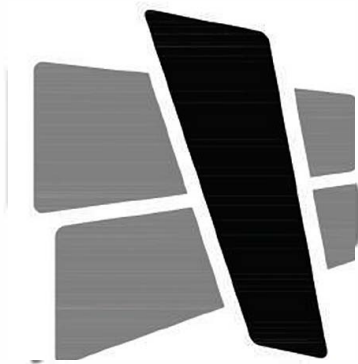
EAST ELEVATION 2
1/8" = 1'-0"



NORTH ELEVATION 3
1/8" = 1'-0"



WEST ELEVATION 4
1/8" = 1'-0"



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PROJECT INFORMATION

RIVER PLACE RETAIL BUILDINGS

EAST 96TH STREET AND
RIVER PLACE DRIVE
FISHERS, IN

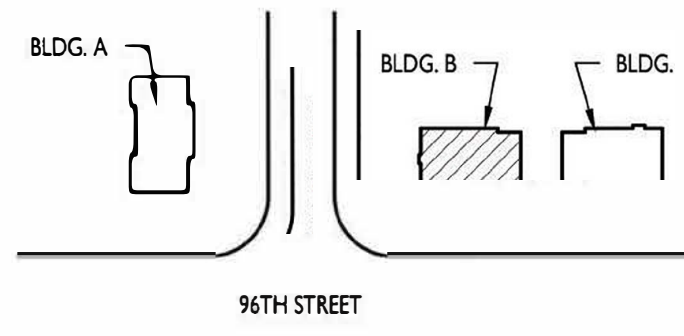
ISSUE DATES

ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

PROJECT NUMBER: 240097

EXTERIOR ELEVATIONS
BUILDING B

A201-B



KEY PLAN



SOUTH ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"

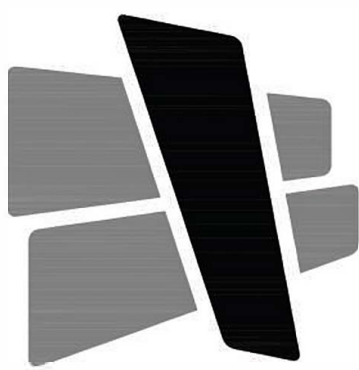


NORTH ELEVATION 3
1/8" = 1'-0"



WEST ELEVATION 4
1/8" = 1'-0"

240097-18
RIVER PLACE DRIVE



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PROJECT INFORMATION

RIVER PLACE RETAIL
BUILDINGS

EAST 96TH STREET AND
RIVER PLACE DRIVE
FISHERS, IN

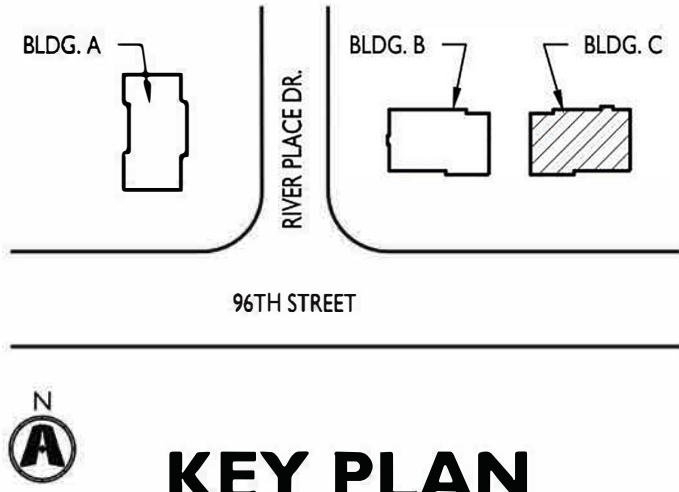
ISSUE DATES

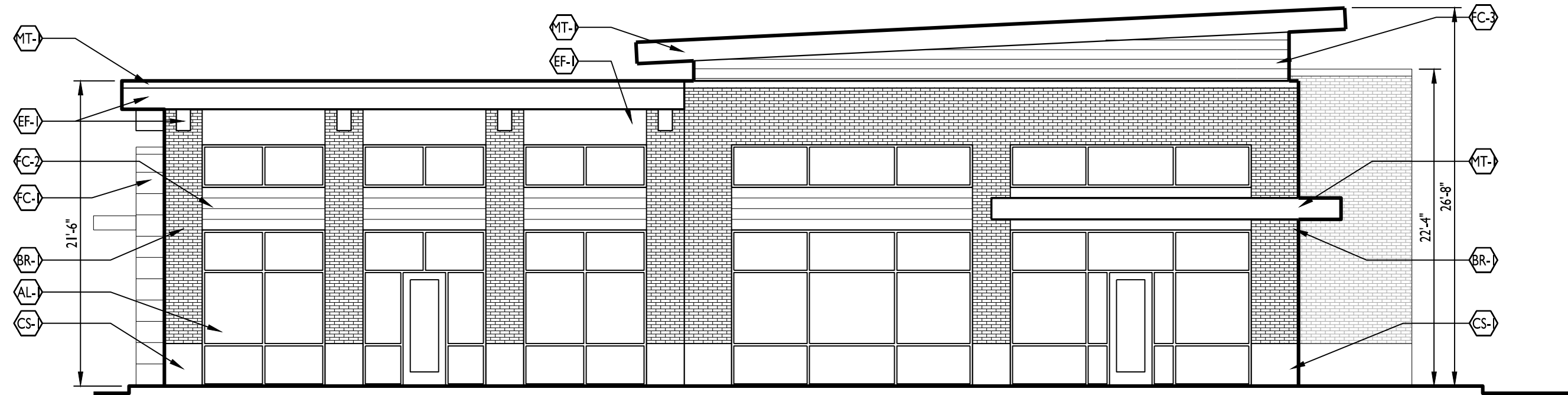
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TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

PROJECT NUMBER: 240097

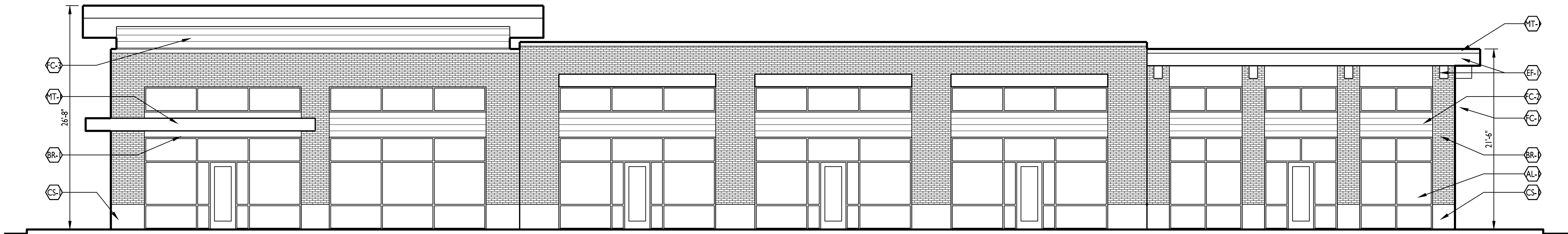
EXTERIOR ELEVATIONS
BUILDING C

A201-C





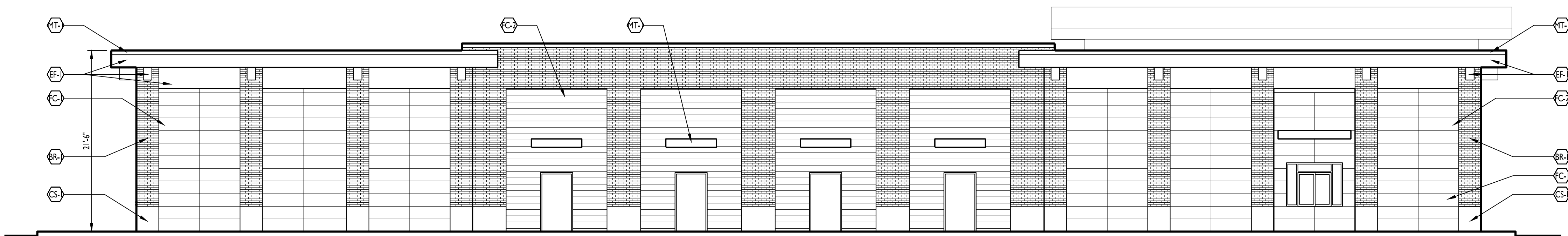
SOUTH ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"



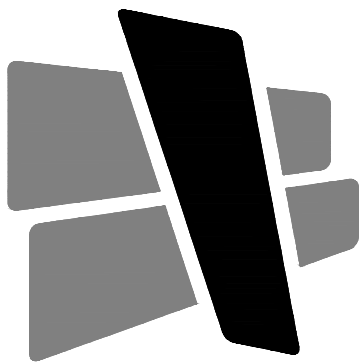
NORTH ELEVATION 3
1/8" = 1'-0"



WEST ELEVATION 4
1/8" = 1'-0"

EXTERIOR MATERIALS

- BR-1 BRICK: CLOUD CERAMICS, CAMEO VELOUR, MODULAR SIZE WITH LEHIGH HANSON OLD COLONIAL MORTAR
- CS-1 CAST STONE: CUSTOM CAST STONE, NATURAL SMOOTH
- AL-1 ALUMINUM STOREFRONT: DARK BRONZE ANODIZED ALUMINUM
- FC-1 NICHHA FIBER CEMENT RAINSCREEN PANELS: SW7069 IRON ORE
- FC-2 FIBER CEMENT CLAPBOARD SIDING: SW7069 IRON ORE
- FC-3 FIBER CEMENT CLAPBOARD SIDING AT TOWER: SW6063 NICE WHITE
- EF-1 EXTERIOR INSULATION FINISH SYSTEM (EIFS): SW7069 IRON ORE
- MT-1 METAL COPING, CANOPIES AND ROOFING: PRE-FINISHED METAL, DARK BRONZE



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PROJECT INFORMATION

RIVER PLACE RETAIL BUILDINGS

EAST 96TH STREET AND
RIVER PLACE DRIVE
FISHERS, IN

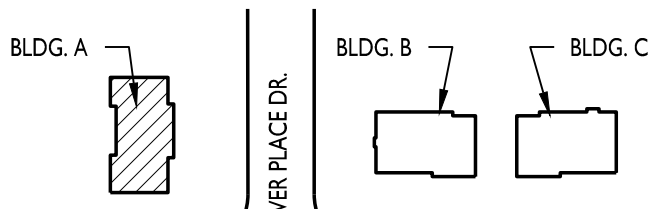
ISSUE DATES

ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

PROJECT NUMBER: 240097

EXTERIOR ELEVATIONS
BUILDING A

A201-A



KEY PLAN

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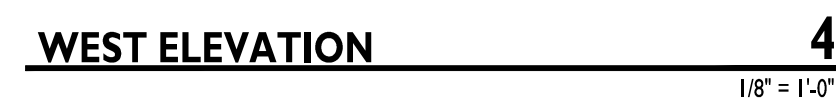
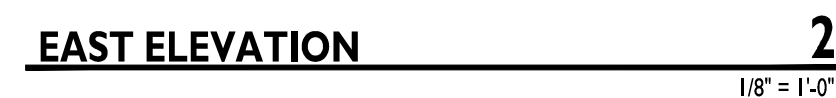
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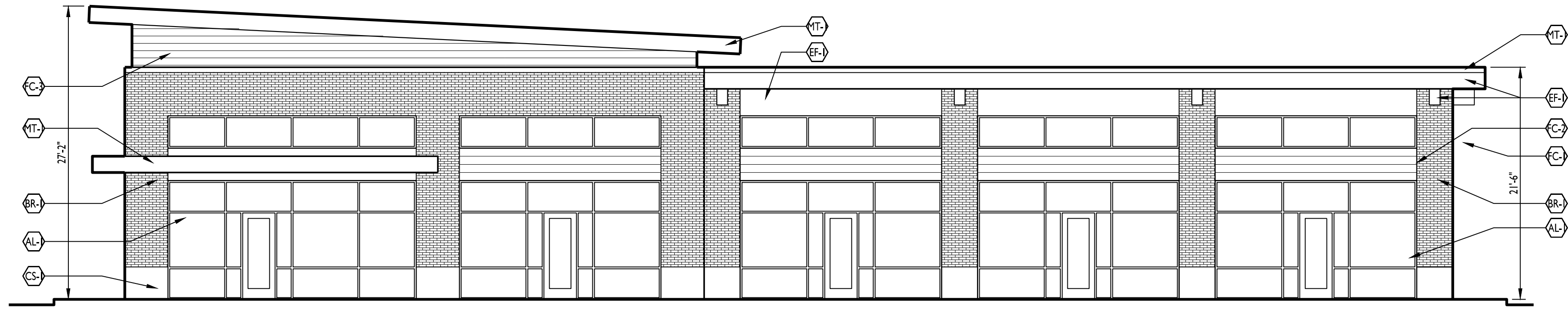
EAST 96TH STREET AND
RIVER PLACE DRIVE
FISHERS, IN

ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

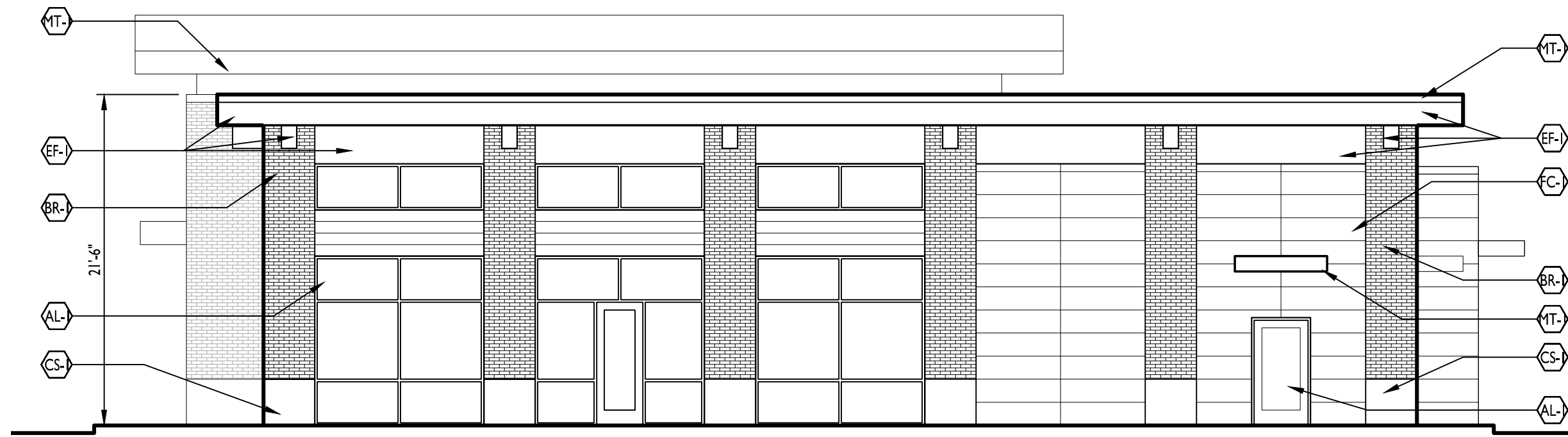
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Page 41 of 169

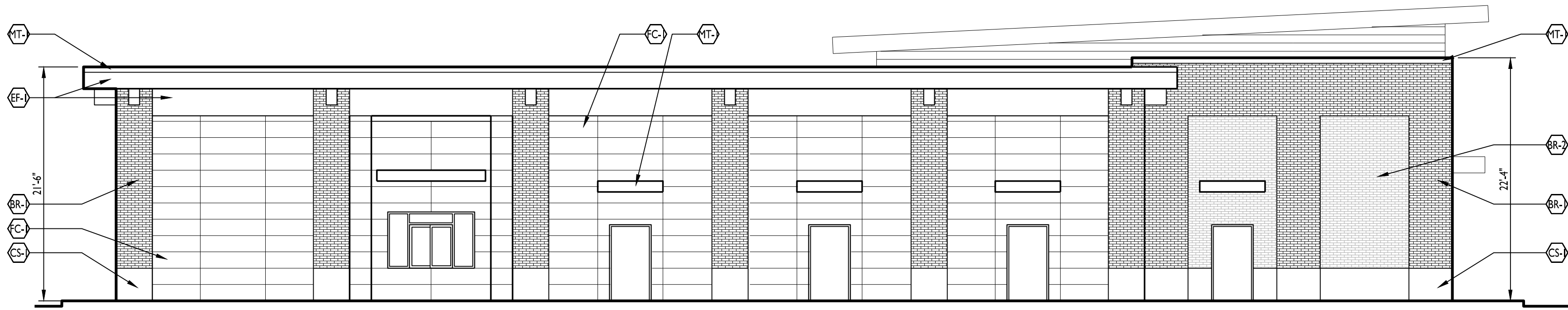




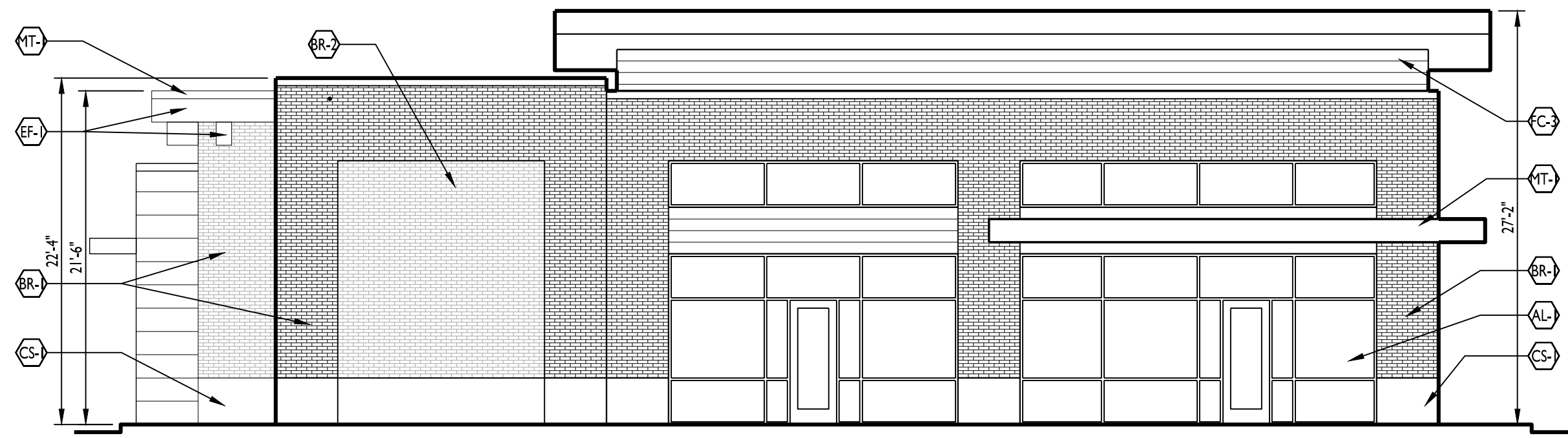
SOUTH ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"



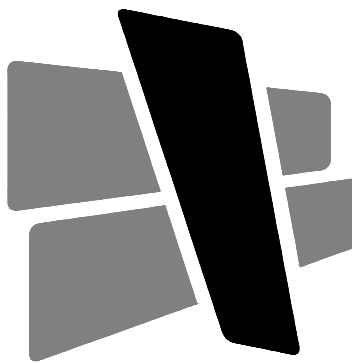
NORTH ELEVATION 3
1/8" = 1'-0"



WEST ELEVATION 4
1/8" = 1'-0"

EXTERIOR MATERIALS

- BR-1 BRICK: CLOUD CERAMICS, CAMEO VELOUR, MODULAR SIZE WITH LEHIGH HANSON OLD COLONIAL MORTAR
- BR-2 ACCENT AREA (INSET 1" FROM FIELD), USE FOR PUBLIC ART WITHIN COURTYARD SPACE
- CS-1 CAST STONE: CUSTOM CAST STONE, NATURAL SMOOTH
- AL-1 ALUMINUM STOREFRONT: DARK BRONZE ANODIZED ALUMINUM
- FC-1 NICHHA FIBER CEMENT RAINSCREEN PANELS: SW7069 IRON ORE
- FC-2 FIBER CEMENT CLAPBOARD SIDING: SW7069 IRON ORE
- FC-3 FIBER CEMENT CLAPBOARD SIDING AT TOWER: SW6063 NICE WHITE
- EF-1 EXTERIOR INSULATION FINISH SYSTEM (EIFS): SW7069 IRON ORE
- MT-1 METAL COPING, CANOPIES AND ROOFING: PRE-FINISHED METAL, DARK BRONZE



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PROJECT INFORMATION

RIVER PLACE RETAIL
BUILDINGS

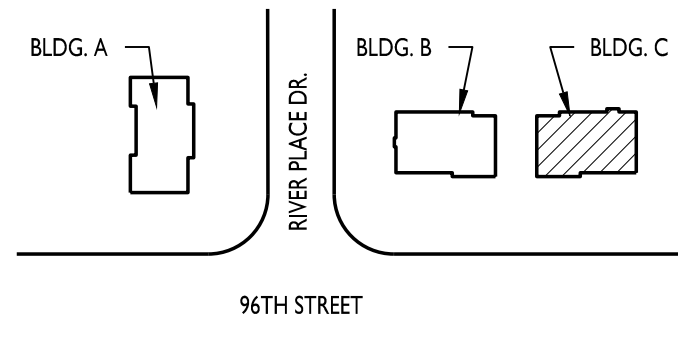
EAST 96TH STREET AND
RIVER PLACE DRIVE
FISHERS, IN

ISSUE DATES

ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

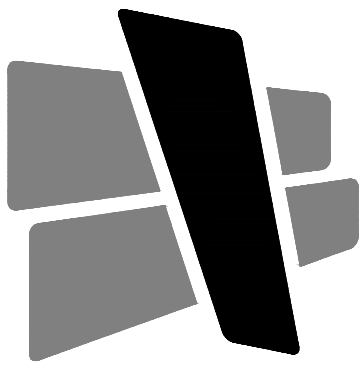
PROJECT NUMBER: 240097

EXTERIOR ELEVATIONS
BUILDING C



KEY PLAN

A201-C



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RIVER PLACE RETAIL
BUILDINGS

EAST 96TH STREET AND
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FISHERS, IN

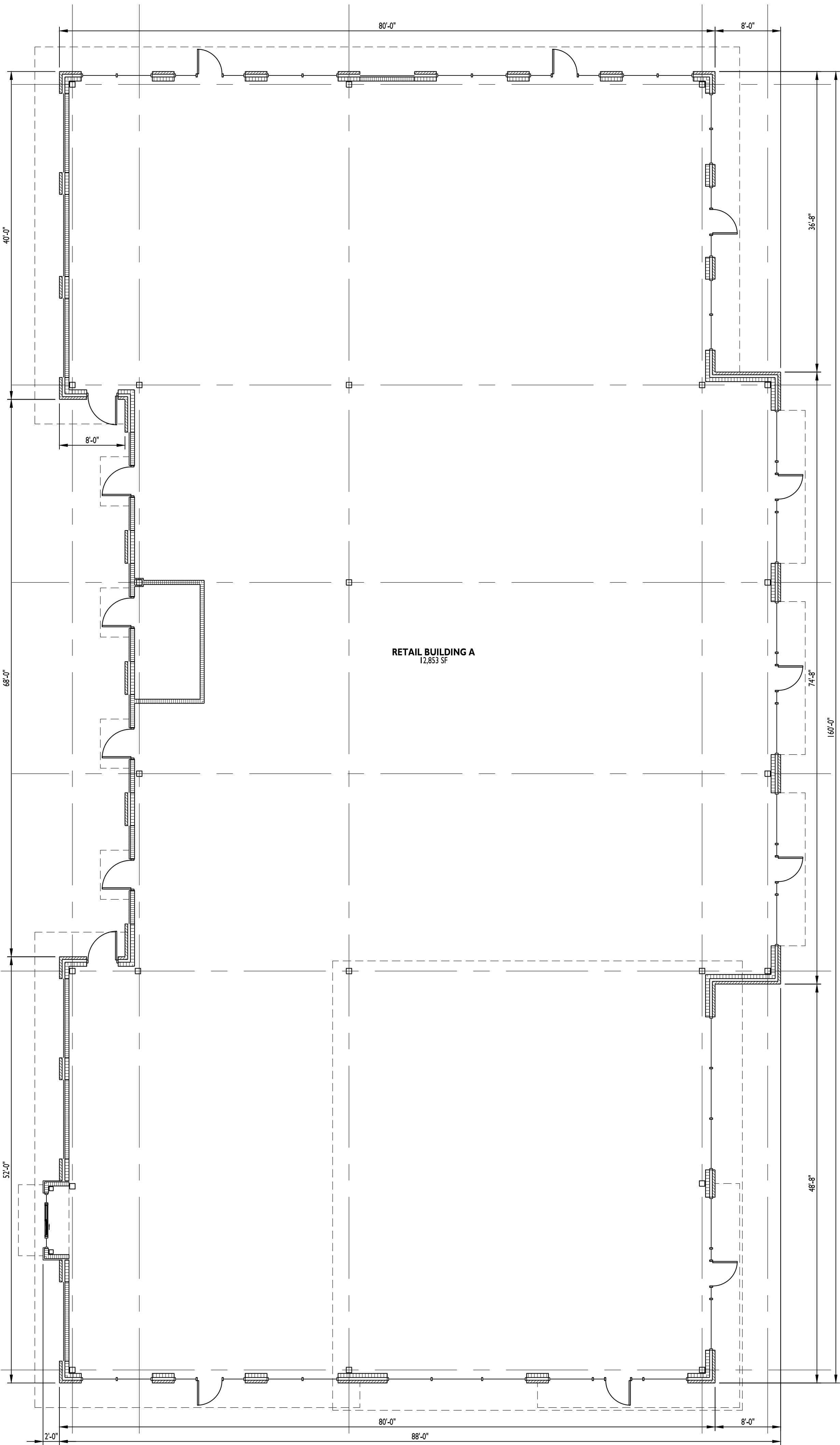
ISSUE DATES

ISSUE	DATE
TAC SUBMITTAL	05-17-24
TAC REVISIONS	05-28-24

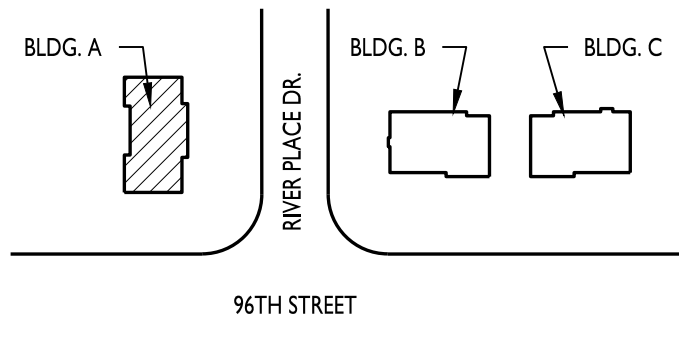
PROJECT NUMBER: 240097

FLOOR PLAN
BUILDING A

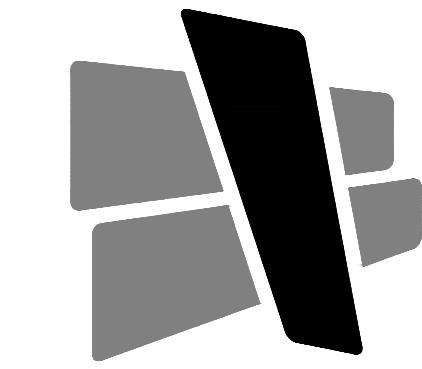
A101-A



FLOOR PLAN



KEY PLAN



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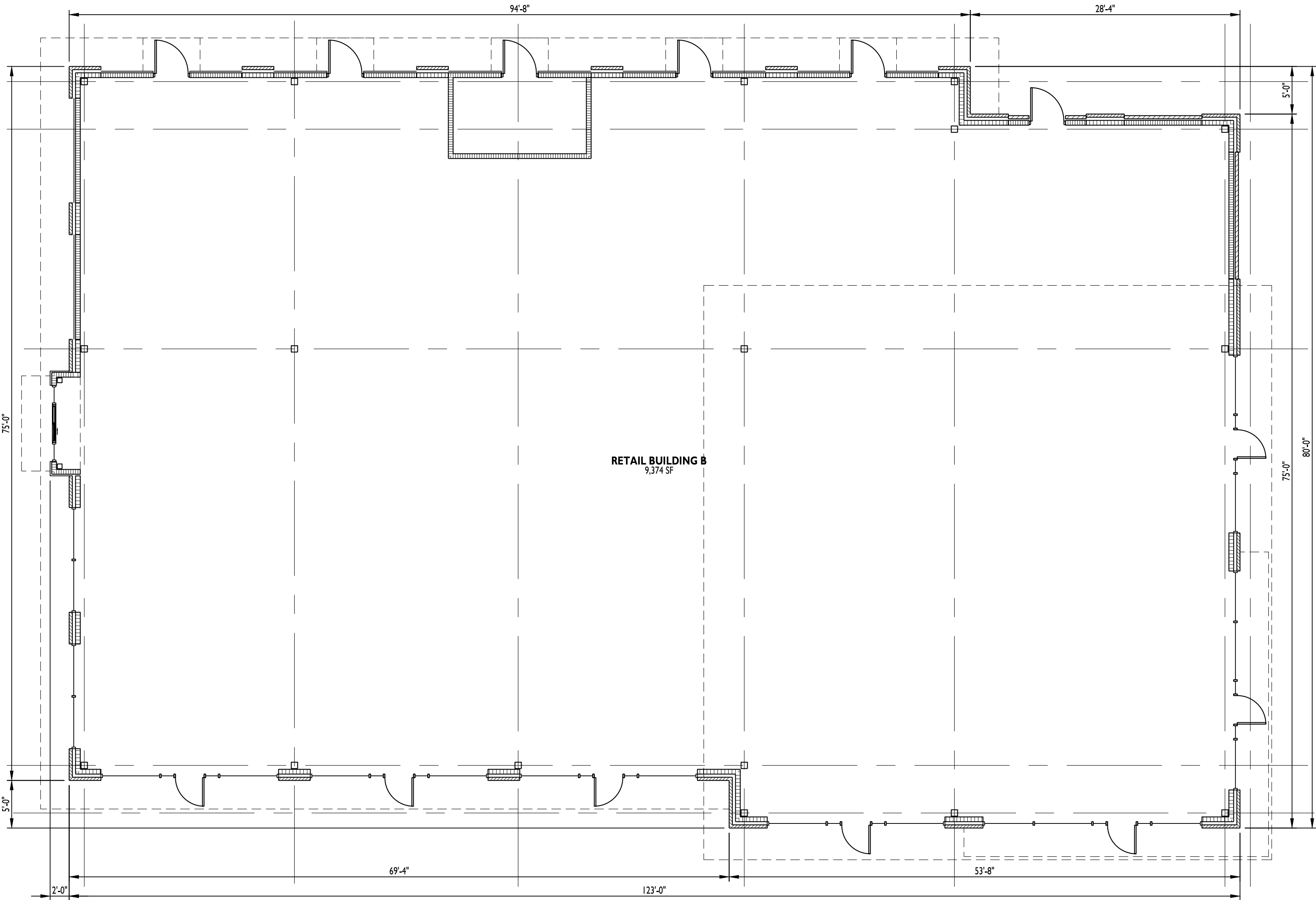
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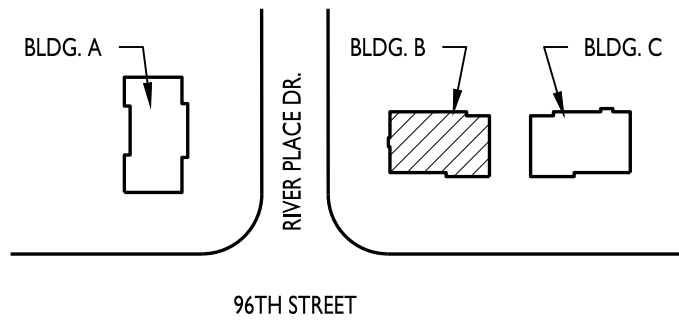
FLOOR PLAN
BUILDING B

A101-B

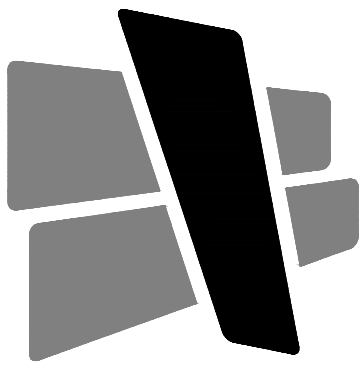


FLOOR PLAN

1/8" = 1'-0"
N
A



KEY PLAN



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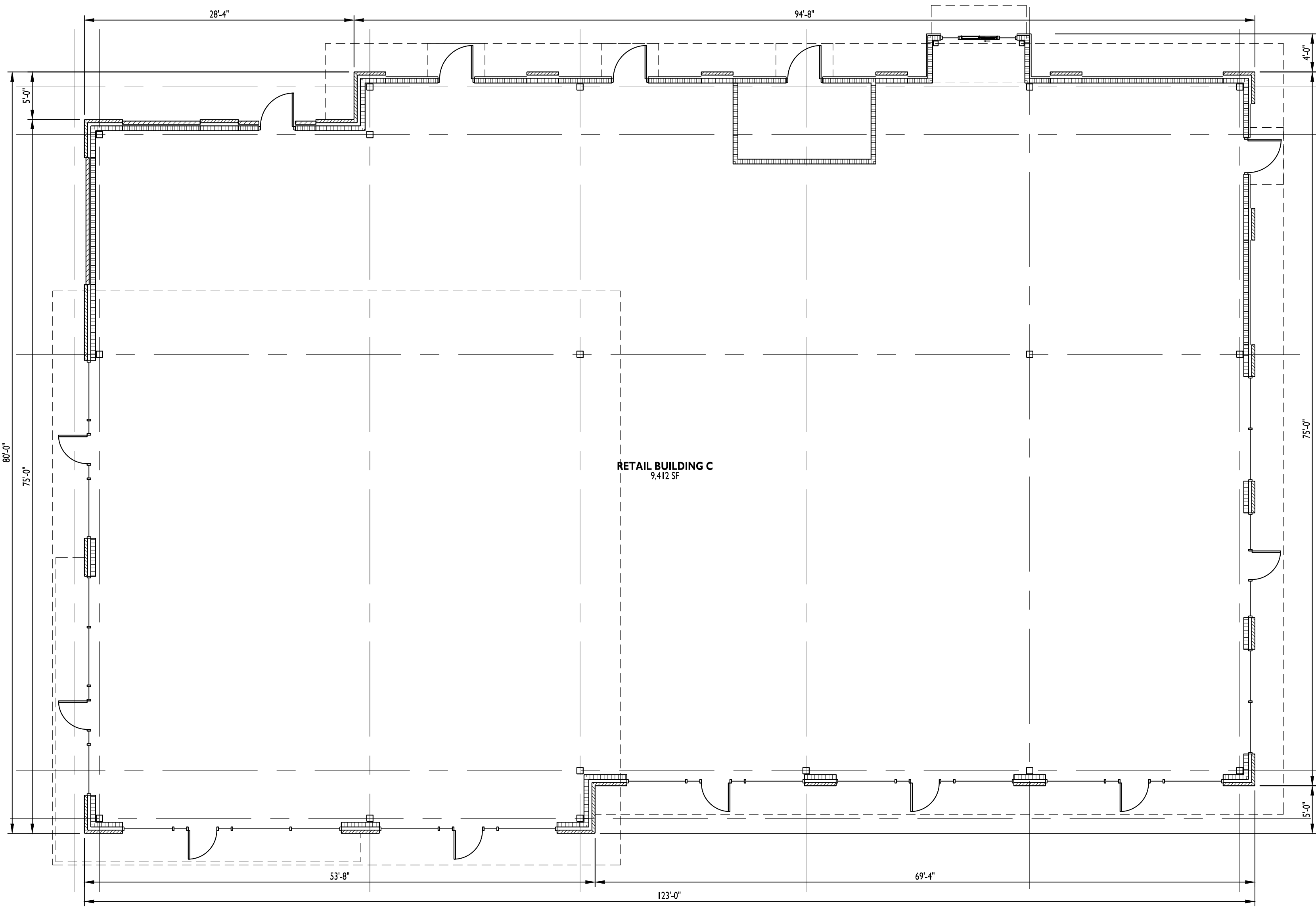
ISSUE DATES

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TAC SUBMITTAL	05-17-24
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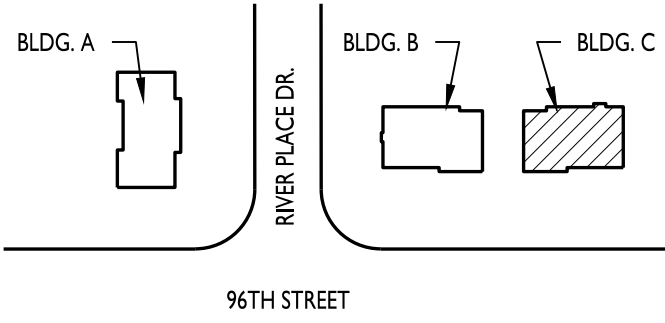
FLOOR PLAN
BUILDING C

A101-C



FLOOR PLAN

1/8" = 1'-0"
N
A



KEY PLAN



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: August 7, 2024

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

PUD-24-11

PETITIONER:

Mike Walker on behalf of St. John Vianney
Catholic Church (mwalker@browningday.com)

PROPERTY ADDRESS/LOCATION:

15176 Blessed Mother Blvd
13-12-30-00-00-014.000, 13-12-30-00-00-
011.001, 13-12-30-00-00-012.000

REQUEST: Request to approve the architecture for a place of worship building addition within the Britton Falls PUD, generally located northeast of Southeastern Parkway and north of E. 126th Street.

APPLICABLE REGULATIONS:

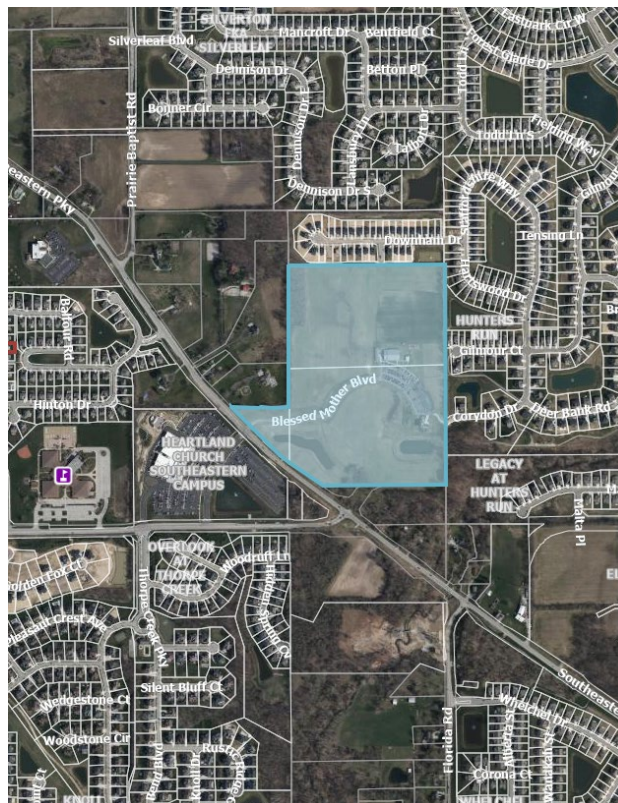
Britton Falls PUD and UDO
where applicable

EXISTING ZONING:

PUD-M (Britton Falls PUD
Ordinance #021907B)

FISHERS 2040:

Suburban Residential

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☒ Approve with Conditions

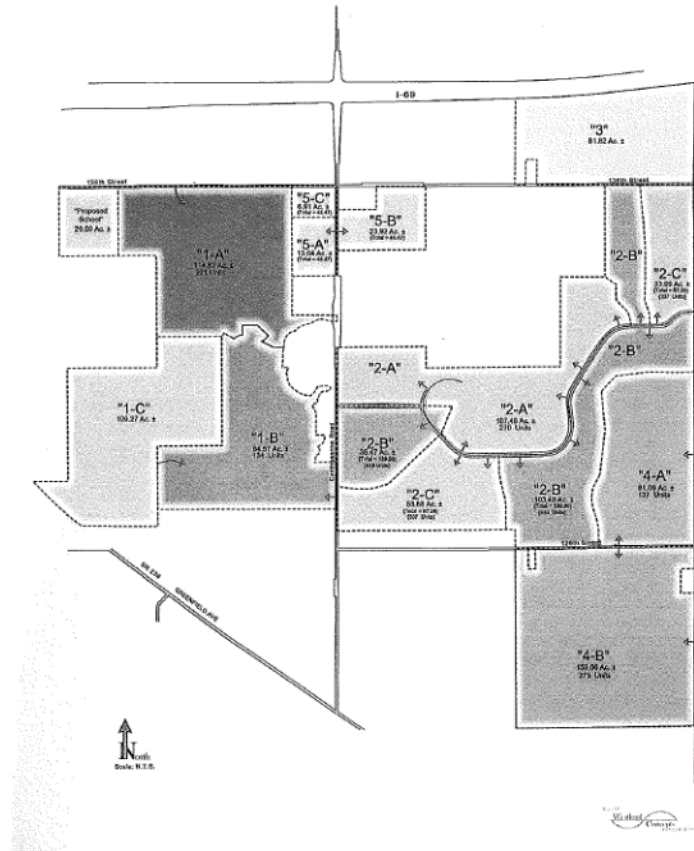
☐ Continue

☐ Deny

ZONING HISTORY:

The property is currently zoned PUD-M Britton Falls PUD, Ord. No. 021907B and was adopted by the Town Council in April 2007. Totalling approximately 1,135 acres, the development is north of Southeastern Parkway, south of E. 136th Street and east and west of Cyntheanne Road.

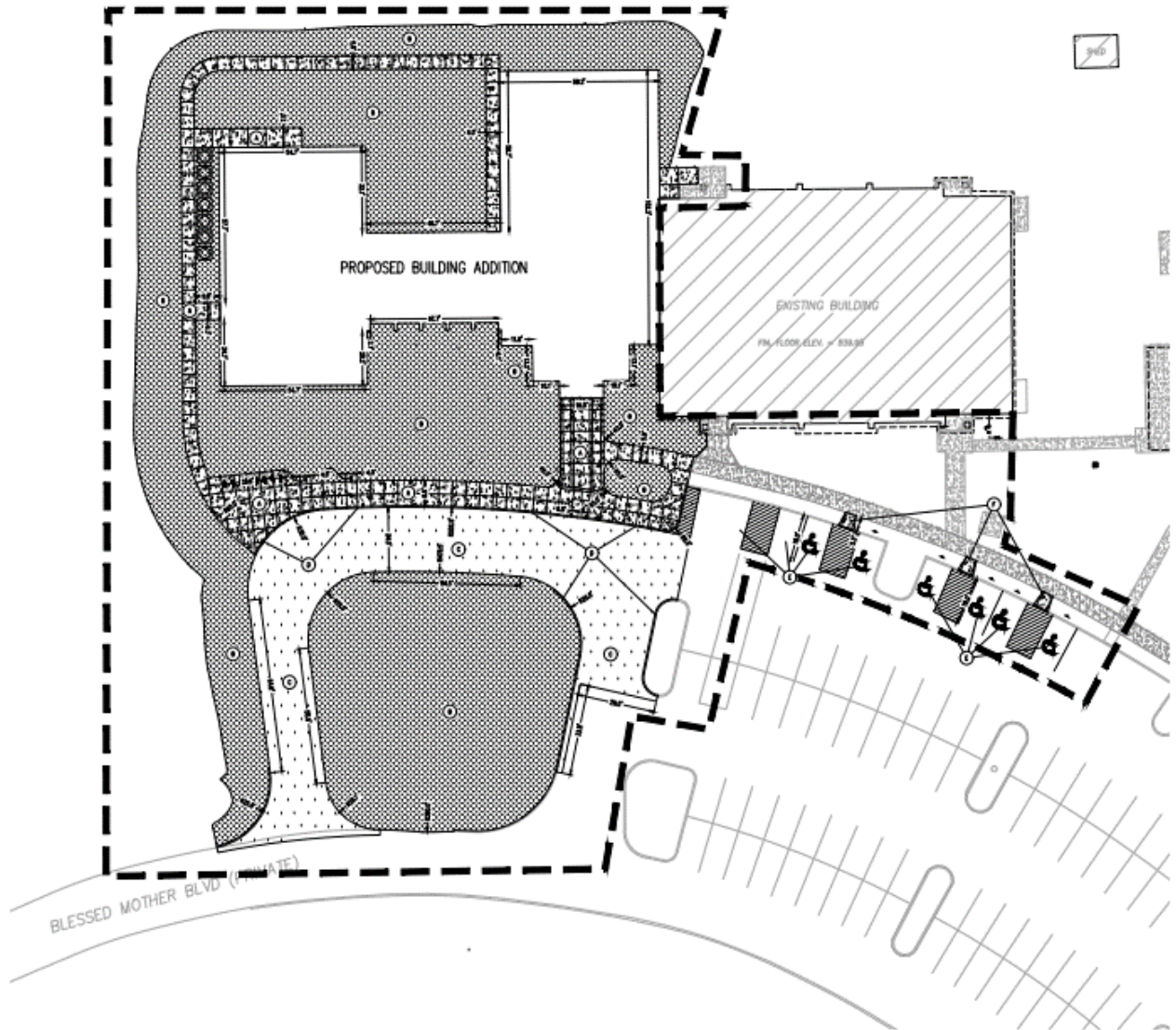
The Britton Falls PUD is mixed use, which means it includes both residential and commercial properties.



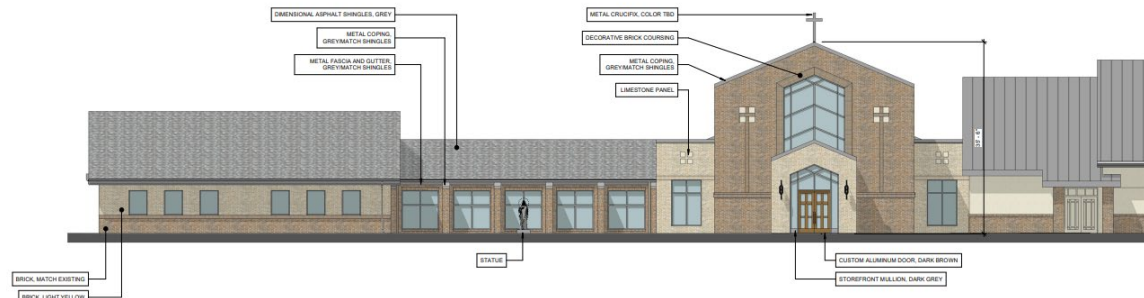
North: PUD-M (Traditional Single-Family)
East: PUD-M (Traditional Single-Family)
South: R2 Residential (Agriculture, Traditional Single-Family)
West: PUD-R (Traditional Single-Family), R2 Residential (Place of Worship)

PETITION OVERVIEW:

The petitioner requests approval of the architecture of a proposed building addition to the existing St. John Vianney Catholic Church. The addition consists of 8 meeting rooms, 4 offices, two storage rooms, a warming kitchen, a gathering space and a parish hall.



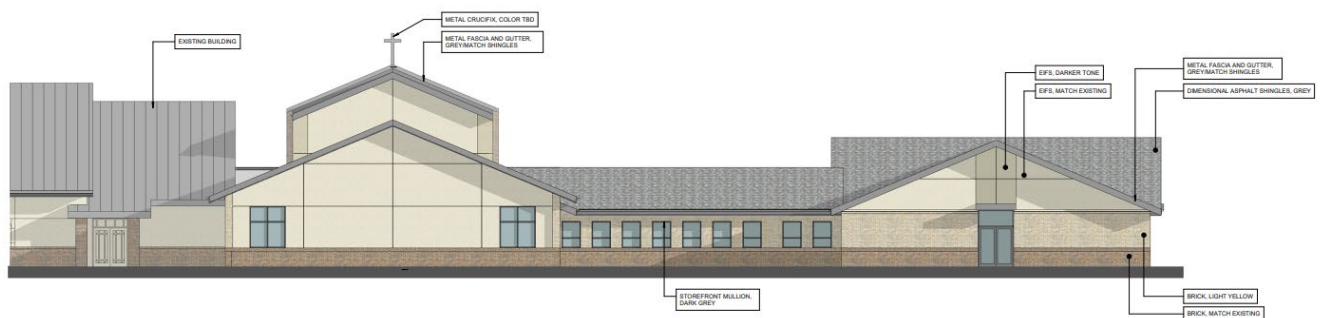
Site Plan



Front (south) elevation of the addition



Left side (west) elevation of the addition



Rear (north) elevation of the addition



Right side (east) elevation of the addition



Overall south elevation (including existing building)



Overall north elevation (including existing building)



Eye level view of south elevation



Eye level view of south elevation



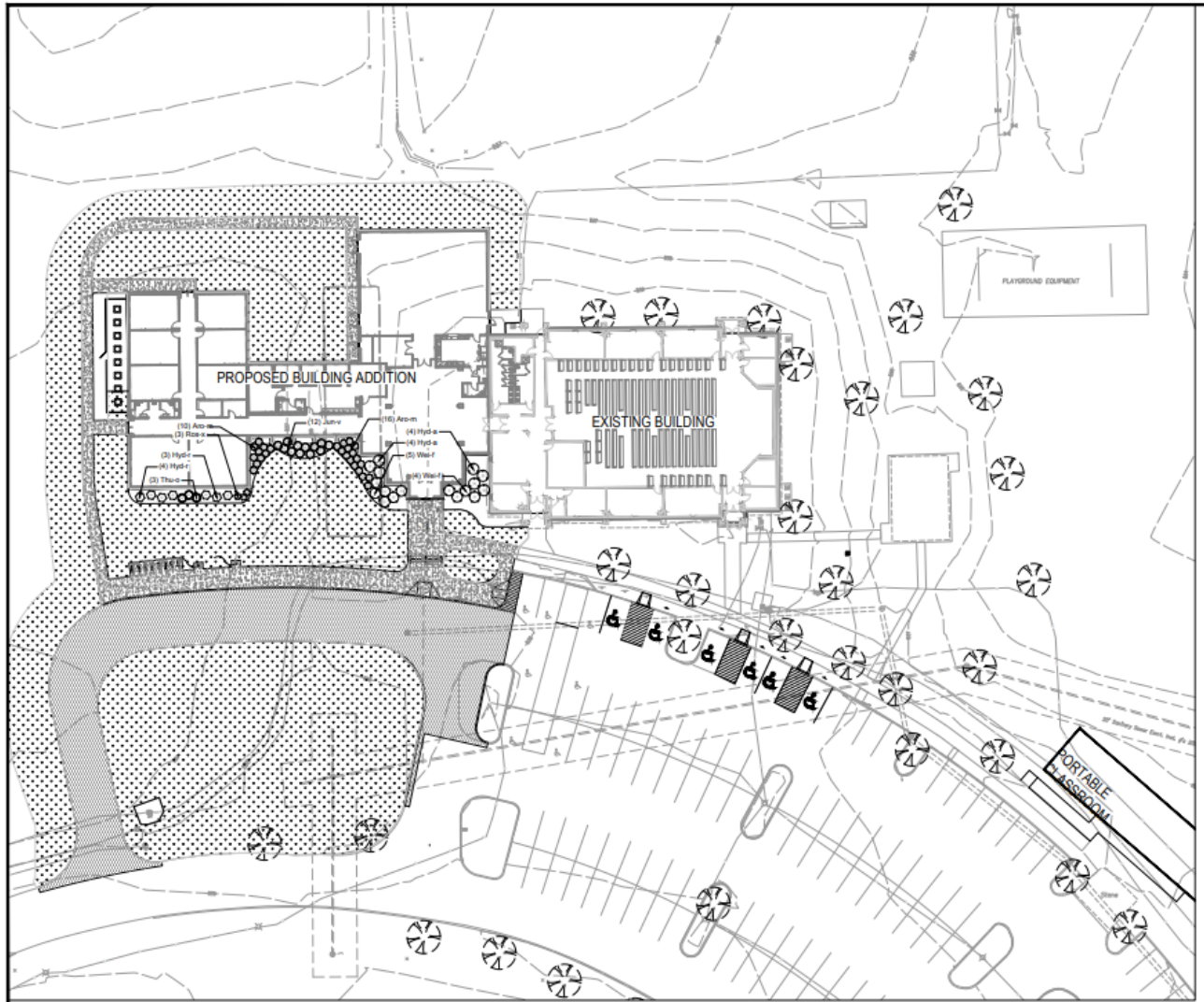
Eye level view of north elevation



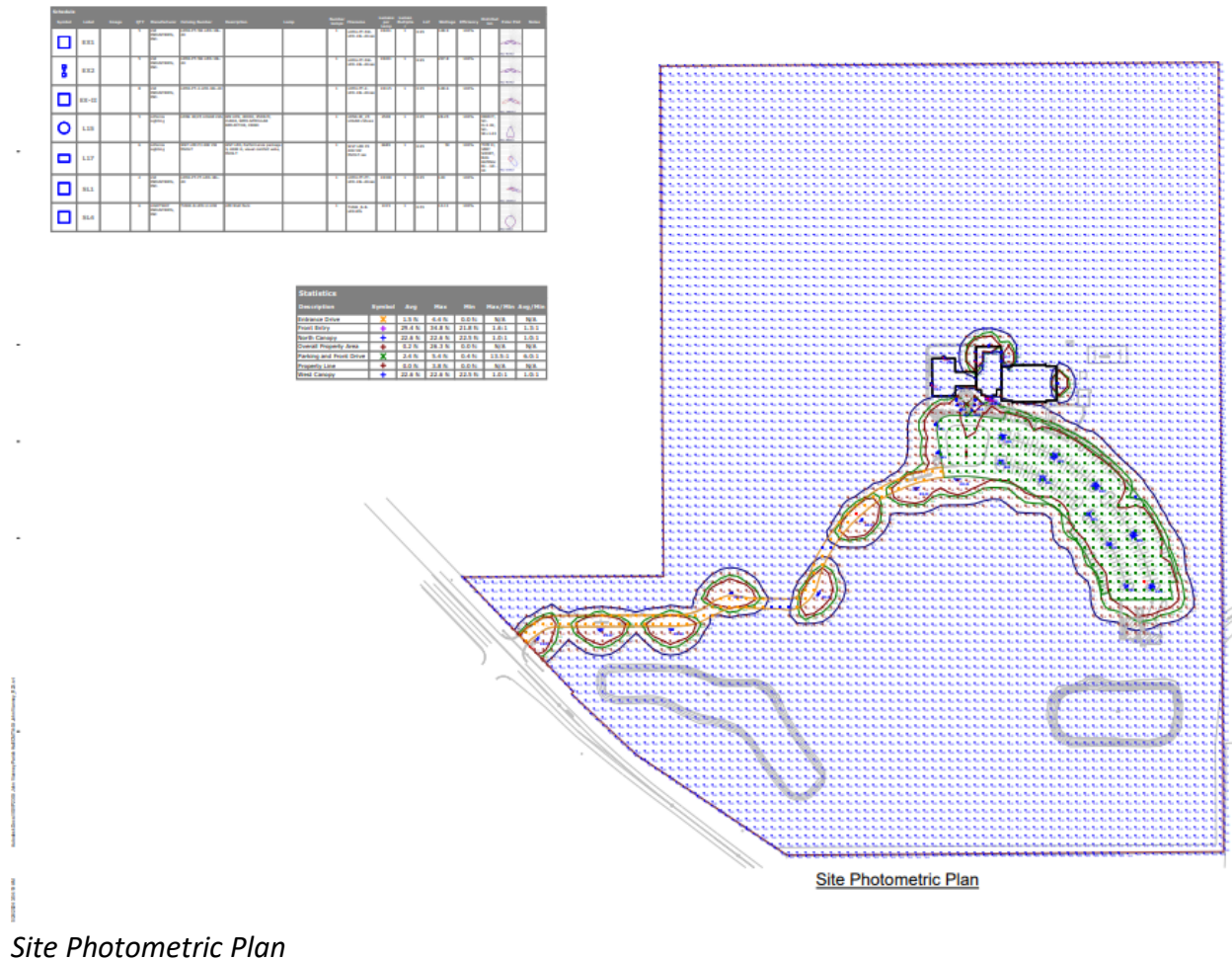
Aerial view of existing building and addition



Overall Site Landscape Plan



Close Up Landscape Plan



Site Photometric Plan

DETAILS:

Materials used on this project are as follows. The location of these materials is called out on the elevations. The colors of these materials are substantially similar to the existing building.

Dimensional Asphalt Shingles, Grey	Storefront Mullion, Dark Grey
Metal Coping, Grey/Match Shingles	Custom Aluminum Door, Dark Brown
Metal Fascia and Gutter, Grey/Match Shingles	EIFS, Match Existing
Brick	EIFS, Darker Tone
Brick, Light Yellow	Metal Crucifix, Color TBD
Decorative Brick Coursing	

ARCHITECTURAL STANDARDS:

Per the Britton Falls PUD Ordinance No. 021907B, the architectural design standards of the place of worship addition shall be reviewed and approved by the PUD Committee.

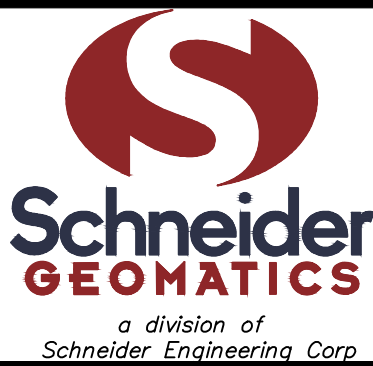
Staff's review compared the architecture of the addition with the existing building against the Unified Development Ordinance mixed use and non-residential architecture standards (UDO Section 6.3.5). Overall, the architecture appears to be substantially similar in terms of the type and color of materials used.

Staff recommends Approval with the following condition(s):

1. All TAC comments are addressed

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny



CERTIFICATION

PROGRESS SET

St John Vianney

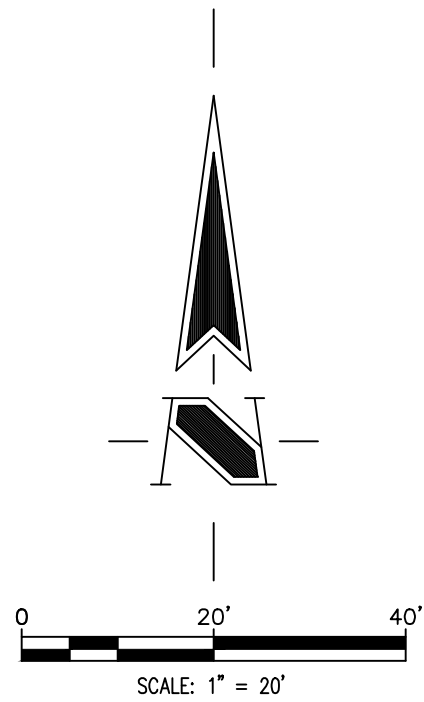
15176 Blessed Mother Blvd,
Fishers, IN 46037

Project No.: 15473
Drawn By: JAH
Checked By: MRM
Scale: See Drawing
Issue Date: May 22, 2024

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

SITE LAYOUT PLAN

C101



LEGEND

- PROJECT CONSTRUCTION LIMITS
- 1 C804 A PROPOSED CONCRETE SIDEWALK
(CONTRACTOR RESPONSIBLE FOR REMOVAL OF EXISTING LAWN/LANDSCAPE AREA WITHIN CONCRETE LIMITS. REFER TO SHEET C102 FOR GRADING.)
- 4 C804 B PROPOSED LAWN/LANDSCAPE AREA
REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
- 3 C804 C PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- 11 C804 12 C804 D PROPOSED 6" CONCRETE CURB
- 6 C804 E PROPOSED ACCESSIBLE PARKING/SYMBOL
- F PROPOSED CONCRETE ACCESSIBLE RAMP
- EXISTING LIGHT POLE/FIXTURE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB INLET/CATCH BASIN
- EXISTING MANHOLE
- EXISTING TREE

GENERAL NOTES

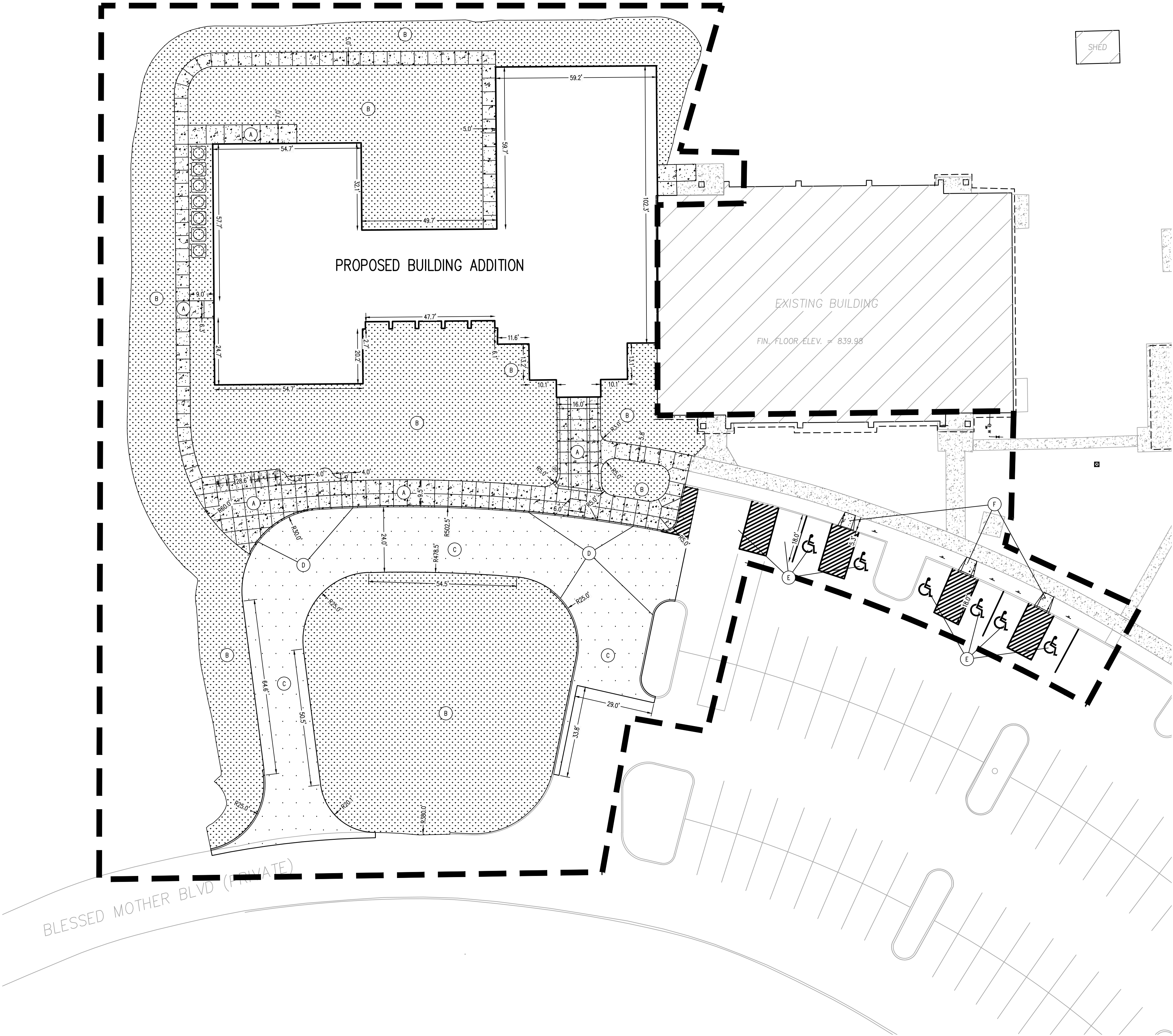
- ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACEMENT OF ALL MONUMENTS ELIMINATED OR DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE. MONUMENTS SHALL BE REPLACED BY A LICENSED INDIANA LAND SURVEYOR.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS AND RELOCATING BENCHMARKS IF NECESSARY. BENCHMARKS SHALL BE RELOCATED TO ORIGINAL ELEVATION. BENCHMARKS SHALL BE REPLACED/RELOCATED BY A LICENSED INDIANA LAND SURVEYOR.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES WITHIN PAVED AREAS (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, TUNNELS, TELECOMMUNICATIONS, SLEEVES, AND OTHER MISCELLANEOUS) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF THE PAVEMENT BASE COURSE MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ANY EXISTING CONDITIONS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO EXISTING CONDITIONS.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTION OF SERVICES. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES AND OWNER.
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTING AND SECURING FAA CRANE PERMIT IF NECESSARY FOR THIS PROJECT. IF CONTRACTOR OR CRANE PROVIDER IS A REGISTERED USER WITH THE FAA, THE CASE MAY BE FILED DIRECTLY. IF NOT, OWNER CAN ASSIST AS NEEDED, CONTACT PURDUE PROJECT MANAGER TO COORDINATE.

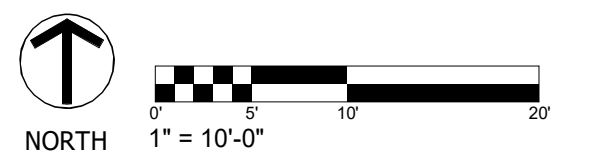
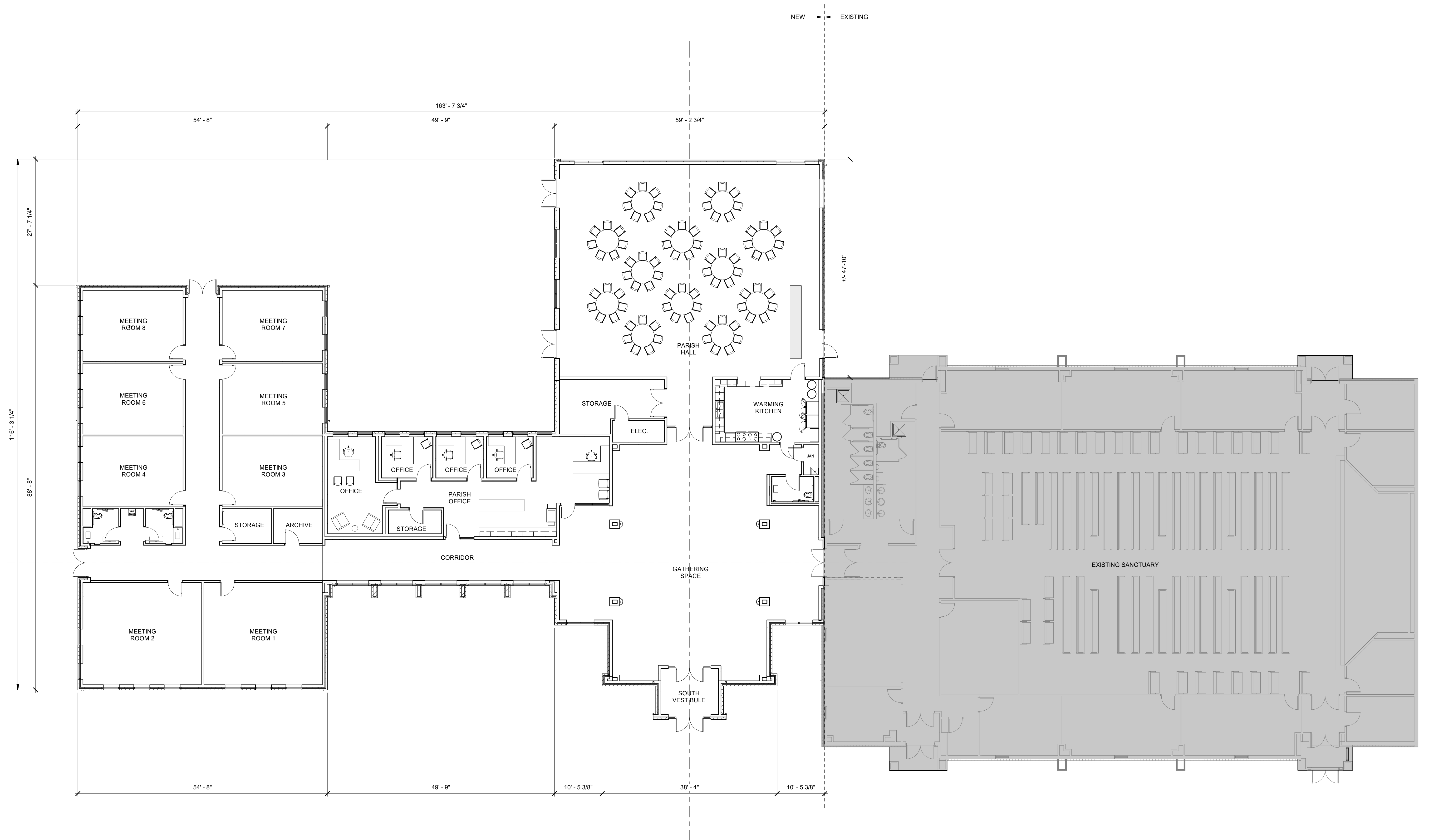
SITE LAYOUT NOTES

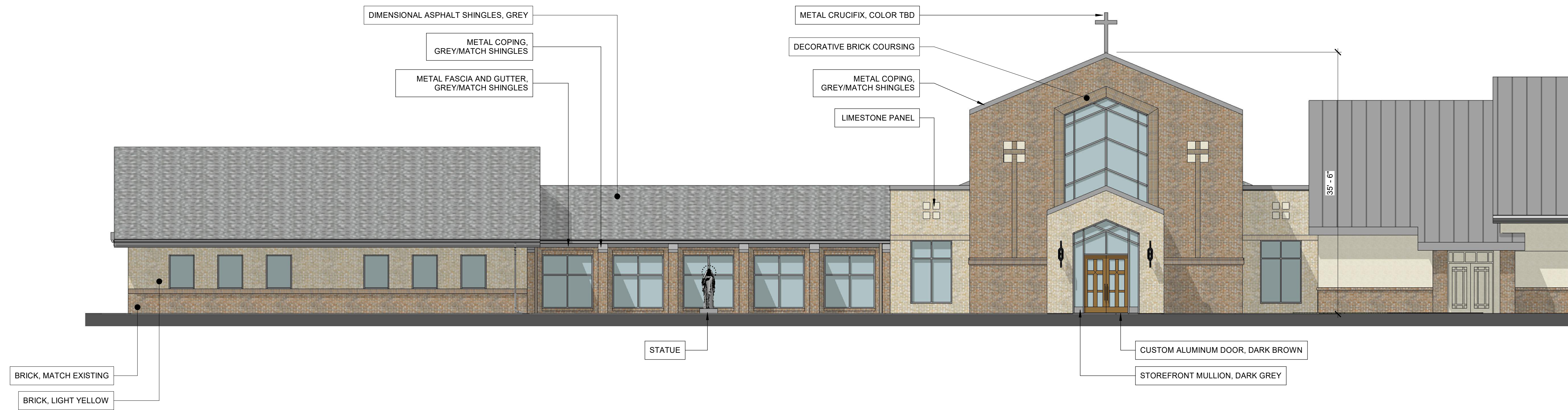
- SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT AND CURB IN GRADE AND ALIGNMENT.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED AND ARE DIMENSIONED TO THE FACE OF CURB (EDGE OF PAVEMENT OR GRAVEL WHEN CURB IS NOT PRESENT).
- THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL PARKING AREAS, ROADWAYS, AND CURB SHALL BE STRIPED/PAINTED TO MATCH EXISTING CONDITIONS. THIS INCLUDES, BUT IS NOT LIMITED TO BICYCLE LANES, CENTERLINES, CURB PAINT, STOP BARS, AND CROSS WALKS.

SURVEY NOTE:

SURVEY INFORMATION SHOWN IS PER PRELIMINARY SITE SURVEY
DATED JANUARY 13, 2020 BY WEIHE ENGINEERS.



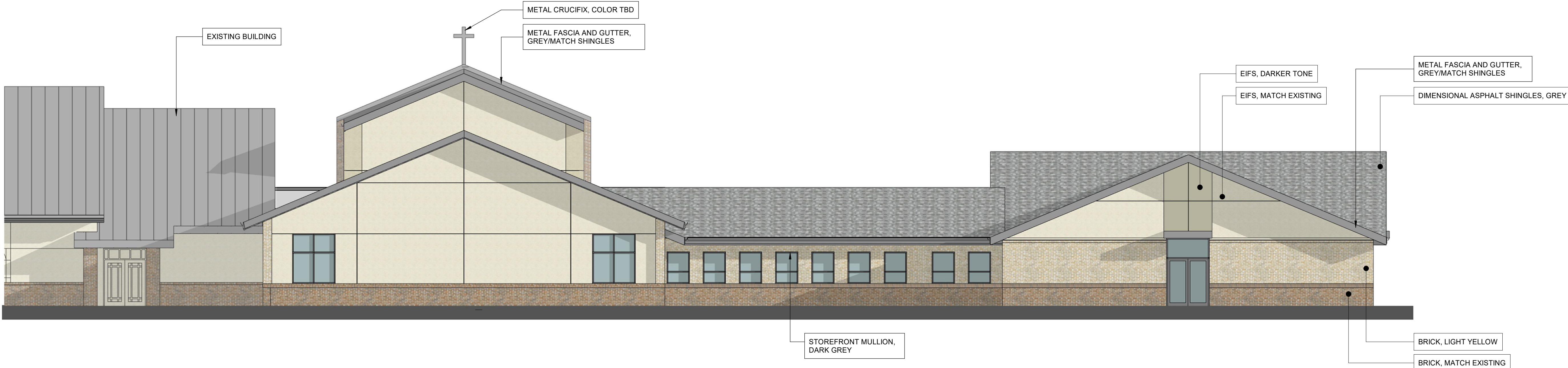




1 Detail
South Elevation
TAC.2 1/8" = 1'-0"



2 Detail
West Elevation
TAC.2 1/8" = 1'-0"



1 Detail
North Elevation
TAC.3 1/8" = 1'-0"



2 Detail
East Elevation
TAC.3 1/8" = 1'-0"



1 Detail
Overall South Elevation
TAC.4 1" = 10'-0"



2 Detail
Overall North Elevation
TAC.4 1" = 10'-0"



Atwell Suites

Saxony Planned Unit Development



STRIVING LEGACY
FISHERS, LLC



PRESENTED BY
MINDY WESTRICK BROWN



PUD Committee | August 7, 2024

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ATWELL SUITES, SAXONY PUD



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Tab 7

Landscape and Lighting Plans

Striving Legacy Fishers, LLC:

Mitesh Patel, Owner

Hitesh Patel, Owner

Randall Miller & Associates, Inc.:

Jason M. Miller, PLS, PE, CFM,

CPESC, President / Director of
Engineering

145 E. 3rd St., Marion, IN 46952

Steven M. Roberts, Architect, LLC:

Steven M. Roberts, AIA, NCARB,
Owner

5803 Destiny Ct.,
Cincinnati, OH 45237

Constandi Studio:

Mark S. Costandi, AIA, NCARB,
LEED AP, Principal

The Hagerman Group Inc.:

Ray Van Amburg, Vice President of
Business Development
10315 Allisonville Rd.,
Fishers, IN 46038

Faegre Drinker Biddle & Reath LLP:

Mindy Westrick Brown, Counsel
Mark R. Leach, Land Use Planner
600 East 96th St., Suite 600,
Indianapolis, IN 46240
Telephone: (317) 569-9600

TAB 1

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



Striving Legacy Fishers, LLC (the “Developer”) is pleased to propose the Atwell Suites hotel in the Saxony neighborhood located on the 1.67 +/- acres at the southwest corner of Erlen Drive and Minden Drive (the “Real Estate”) (please see the Aerial Location Maps at Tab 2).

About IHG Hotels & Resorts

InterContinental Hotels Group (“IHG”) is a multinational hospitality company that offers a collection of 19 hotel brands with over 6,000+ hotel and resort destinations around the world. They are one of the world’s leading hotel companies, whose purpose is to provide “True Hospitality for Good”. Their diverse portfolio of differentiated brands is well known and loved by millions of consumers around the world.

About Atwell Suites

Atwell Suites is an all-suites hotel brand by IHG. They offer flexible and enriching spaces, including spacious suites, coworking spaces and lounge areas in the lobby, and a small outdoor patio space. They also offer food and drink options to start and end the day, including complimentary breakfast and beverage station, an inviting paid bar, and shareable small plates.

About the Development

The original Saxony PUD was approved in October 2001. Various amendments to the Saxony PUD have occurred over the years with the latest being approved in November of 2017. The approved Saxony PUD District Map has shown the Real Estate within the middle of the Mixed-Use area since September of 2011:

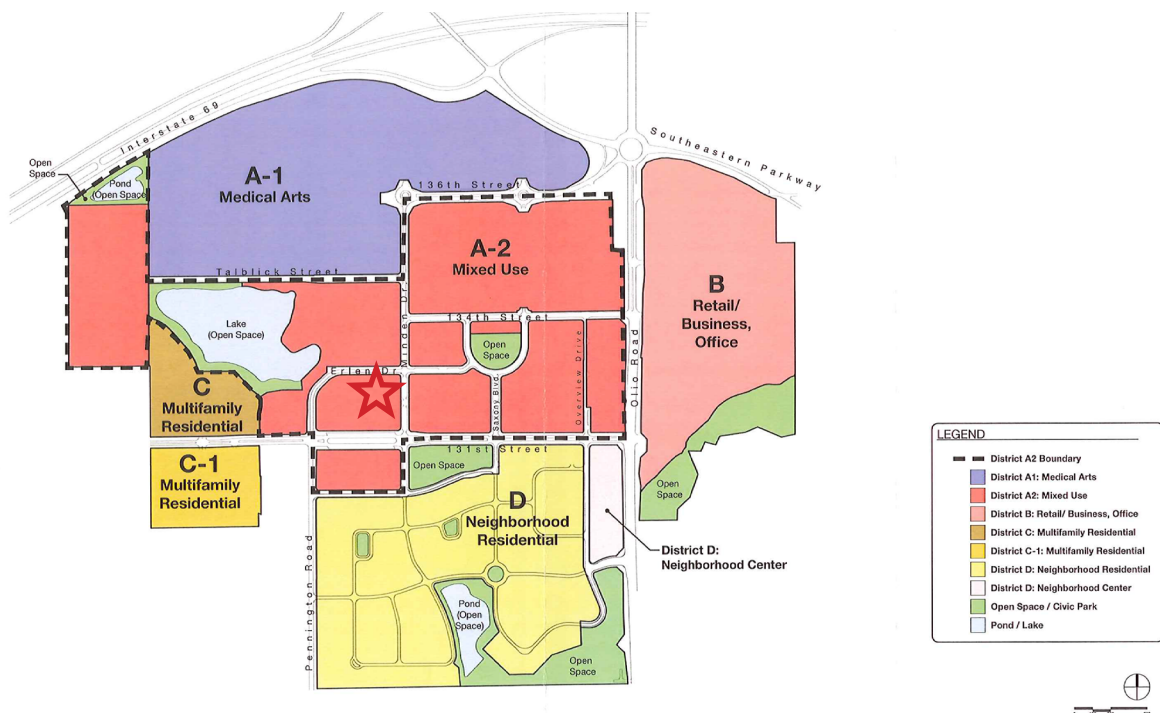


EXHIBIT B: DISTRICT MAP



05.02.2011

Exhibit B | Job Number: 6349100011

In consultation with Saxony’s master developer (Republic Development), this location was best situated for the Atwell Suites hotel.

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



Updates from May 1st PUD Committee Meeting

In response to PUD Committee and Planning Staff comments, the Developer has made several revisions and concessions to the project architecture. These updates are shown on the “before” and “after” plans and exhibits on the following pages. The updates include the following:

- A building entry/exit is provided on the east side of the hotel facing Minden Drive to activate the northeast corner.
- Large windows are installed on the east side walls of the fitness center to activate the northeast corner.
- Consistent brick masonry color is added across the entire ground floor of the building, on all four sides.
- Overhead canopy and awnings are provided over the new east side entry/exit and the over the east side room windows to enhance the pedestrian scale.
- A pedestrian path with bollard lights is installed leading to the new east side entry/exit, and bollard lights are installed on the pedestrian path to the south side entry/exit.
- The notch in the parapet plan proposed on the east and west facades is removed.
- Modulation in the overall facade elevation is added.

Total project costs will represent an investment of approximately \$12-\$15M in the Fishers community. If approved, the Developer expects site development activities to begin in fall of 2024 with building construction starting in early in 2025. The hotel is anticipated to open in spring of 2026.

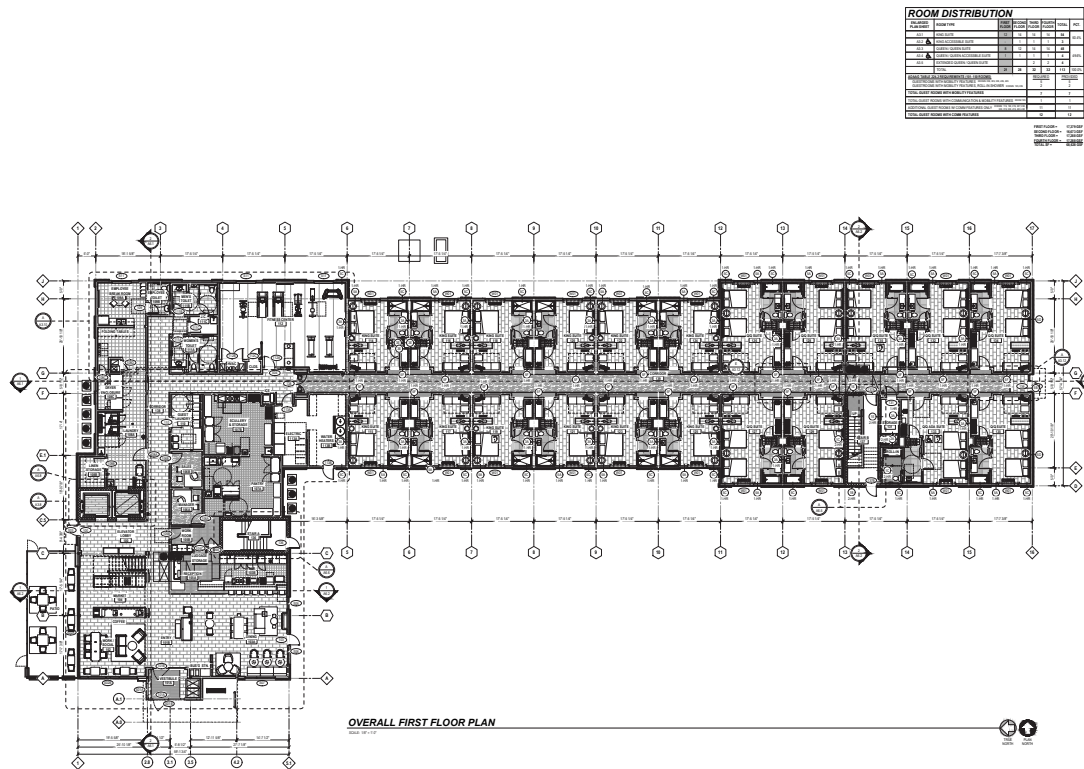
Thank you for your consideration.

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD

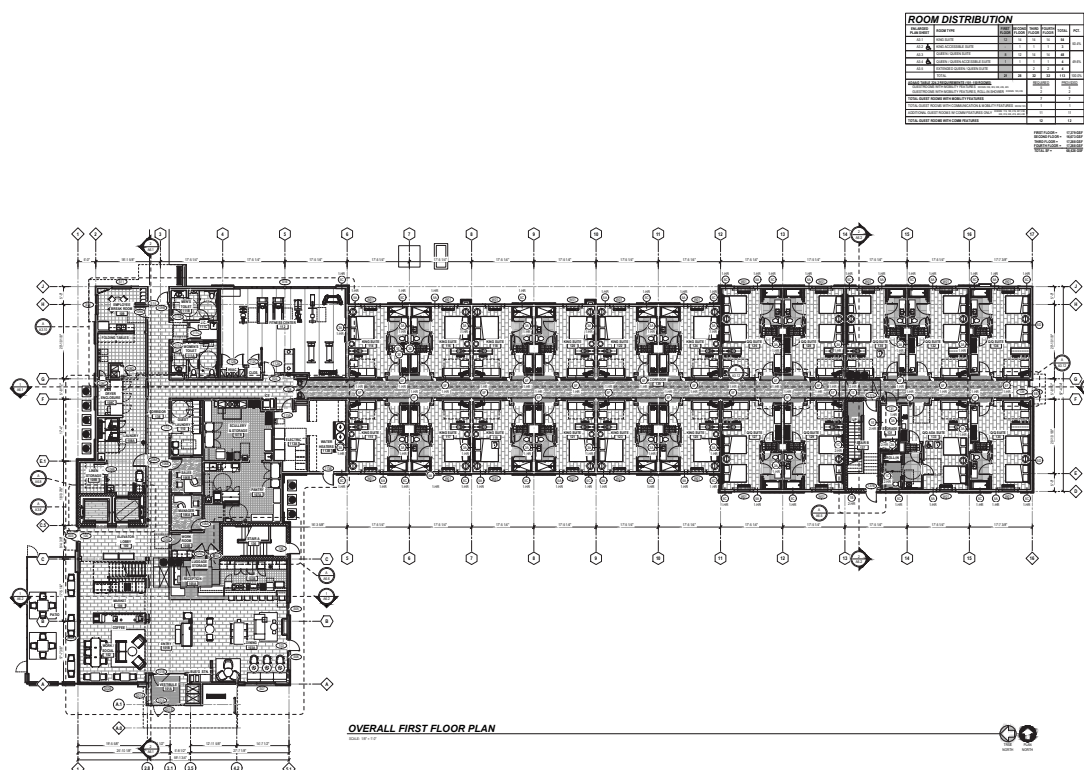


Before



ATWELL SUITES
 AN IHG HOTEL
 200 WEST 10TH AVENUE, JENSEN TOWER 1001 - JENSEN TOWER 1002
 OVERALL FIRST FLOOR PLAN
 A2.1

After



ATWELL SUITES
 AN IHG HOTEL
 200 WEST 10TH AVENUE, JENSEN TOWER 1001 - JENSEN TOWER 1002
 OVERALL FIRST FLOOR PLAN
 A2.1

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



Before



After



EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



Before



ISO VIEW: NORTHWEST CORNER LOOKING SOUTHEAST



ISO VIEW: NORTHEAST CORNER LOOKING SOUTHWEST



ISO VIEW: SOUTHWEST CORNER LOOKING NORTHEAST



ISO VIEW: SOUTHEAST CORNER LOOKING NORTHWEST

ATWELL SUITES
AN IHG HOTEL
1000 N. 10TH ST., JARVIS PARK, WA 98031
ISOMETRIC VIEWS

A5.2

After



ISO VIEW: NORTHWEST CORNER LOOKING SOUTHEAST



ISO VIEW: NORTHEAST CORNER LOOKING SOUTHWEST



ISO VIEW: SOUTHWEST CORNER LOOKING NORTHEAST



ISO VIEW: SOUTHEAST CORNER LOOKING NORTHWEST

ATWELL SUITES
AN IHG HOTEL
1000 N. 10TH ST., JARVIS PARK, WA 98031
ISOMETRIC VIEWS

A5.2

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



Before



3D VIEW: EYE LEVEL LOOKING AT NORTHWEST CORNER



3D VIEW: EYE LEVEL LOOKING AT NORTHEAST CORNER



After



3D VIEW: EYE LEVEL LOOKING AT NORTHWEST CORNER



3D VIEW: EYE LEVEL LOOKING AT NORTHEAST CORNER



EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



Before



3D VIEW: EYE LEVEL LOOKING AT SOUTHWEST CORNER



3D VIEW: EYE LEVEL LOOKING AT SOUTHEAST CORNER

ATWELL SUITES AN IHG HOTEL 30 VIEWS	
A5.4	

After



3D VIEW: EYE LEVEL LOOKING AT SOUTHWEST CORNER



3D VIEW: EYE LEVEL LOOKING AT SOUTHEAST CORNER

ATWELL SUITES AN IHG HOTEL 30 VIEWS	
A5.4	

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



Before



3D VIEW: AERIAL VIEW OF INSIDE CORNER



3D VIEW: EYE LEVEL LOOKING AT INSIDE CORNER

ATWELL SUITES AN IHG HOTEL 1000 N. LEXINGTON, PORTLAND, OREGON 97227	
3D VIEWS	
A5.5	

After



3D VIEW: AERIAL VIEW OF INSIDE CORNER



3D VIEW: EYE LEVEL LOOKING AT INSIDE CORNER

ATWELL SUITES AN IHG HOTEL 1000 N. LEXINGTON, PORTLAND, OREGON 97227	
3D VIEWS	
A5.5	

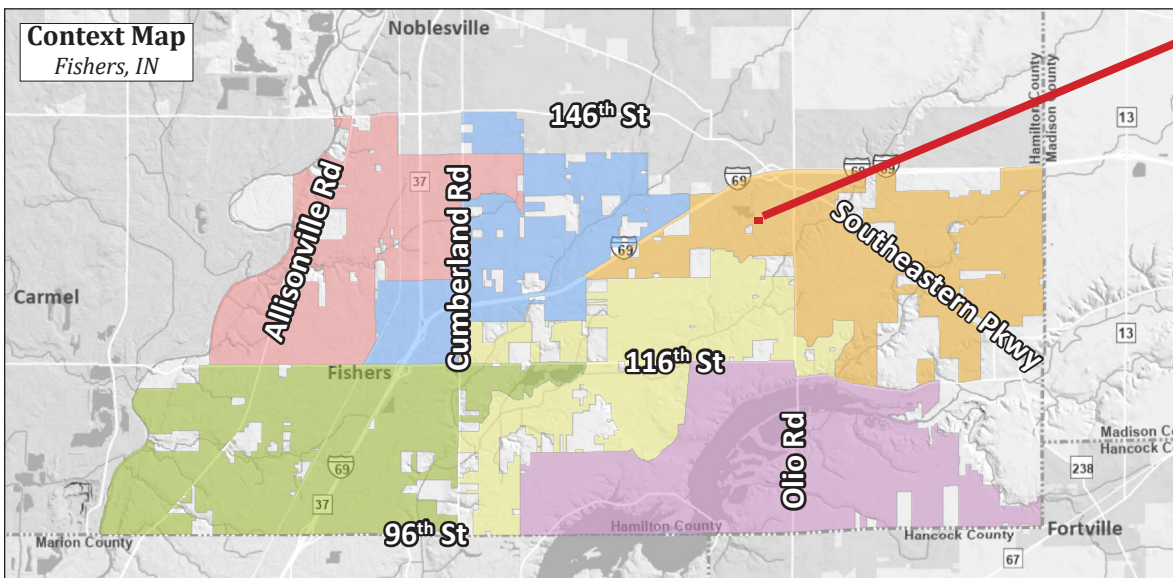
TAB 2

AERIAL LOCATION MAP

ATWELL SUITES, SAXONY PUD

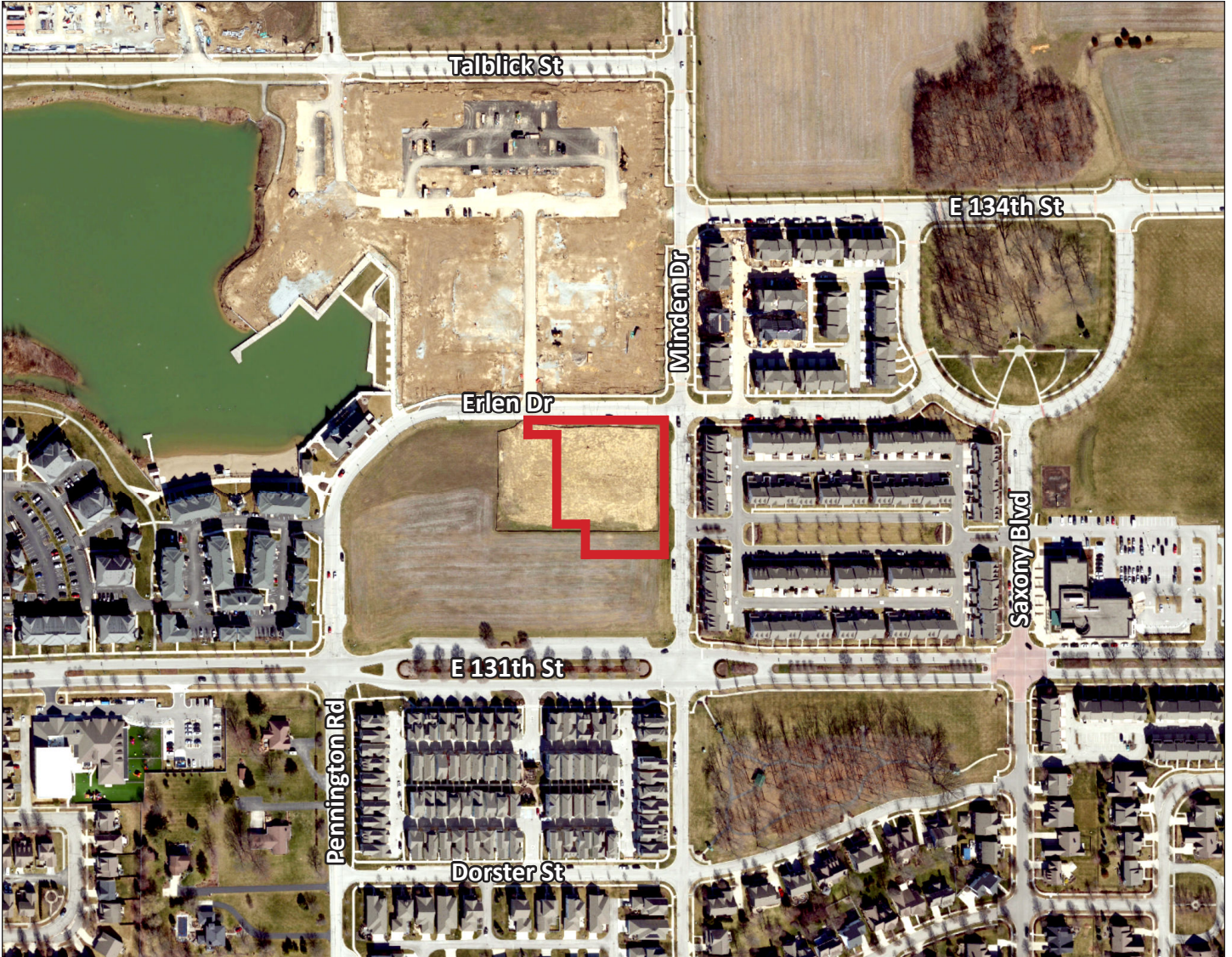


REAL ESTATE



AERIAL LOCATION MAP

ATWELL SUITES, SAXONY PUD

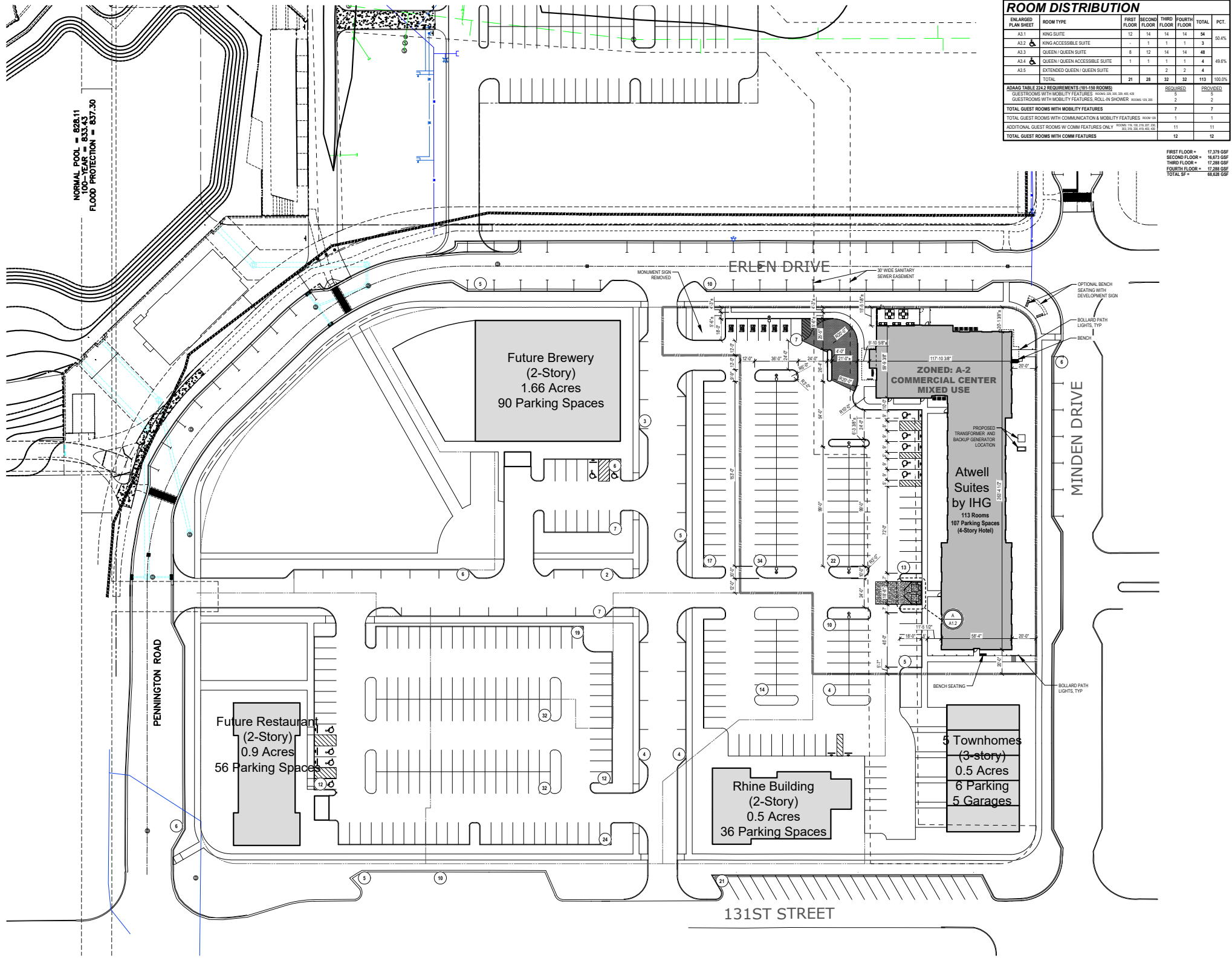


REAL ESTATE

TAB 3

SITE PLAN

ATWELL SUITES, SAXONY PUD



ROOM DISTRIBUTION						
ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
A3.1	KING SUITE	12	14	14	14	54
A3.2	KING ACCESSIBLE SUITE	1	1	1	1	4
A3.3	QUEEN / QUEEN SUITE	8	12	14	14	48
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4
A3.5	EXTENDED QUEEN / QUEEN SUITE			2	2	4
TOTAL		21	28	32	32	113
ADAAG TABLE 204.2 REQUIREMENTS (101-150 ROOMS)		REQUIRED		PROVIDED		
GUESTROOMS WITH MOBILITY FEATURES		10%		10%		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER		2%		2%		
TOTAL GUEST ROOMS WITH MOBILITY FEATURES		7		7		
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES		1		1		
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY		11		11		
TOTAL GUEST ROOMS WITH COMM FEATURES		12		12		

FIRST FLOOR = 17,379 GSF
SECOND FLOOR = 16,471 GSF
THIRD FLOOR = 17,288 GSF
FOURTH FLOOR = 17,288 GSF
TOTAL SF = 68,426 GSF

STEVEN MICHAEL RUPPEL
ARCHITECT
1000 N. WASHINGTON ST.
FISHERS, INDIANA 46037
PHONE 317.229.5889
STUDIO@COSTANDI.COM

ATWELL SUITES
AN IHG HOTEL
ERLEN DR. & MINDEN DR., FISHERS, INDIANA 46037, HAMILTON COUNTY

ARCHITECTURAL SITE PLAN

ISSUE / REVISION DATE:

- 05/04/2022 OWNER REVIEW
- 06/03/2022 OWNER REVIEW
- 08/04/2022 PRELIMINARY REVIEW
- 01/10/2023 FRANCHISE REVIEW
- 04/21/2023 FRANCHISE REVIEW
- 07/17/2023 SAGONY DESIGN REVIEW 1
- 08/16/2023 BIG FARM REVIEW
- 11/17/2023 SAGONY DESIGN REVIEW 2
- 01/05/2024 FOR CONSTRUCTION
- 04/10/2024 CLOUDED REVISION 1
- 07/10/2024 CLOUDED REVISION 2

SMR Project No. **AWSPIN**

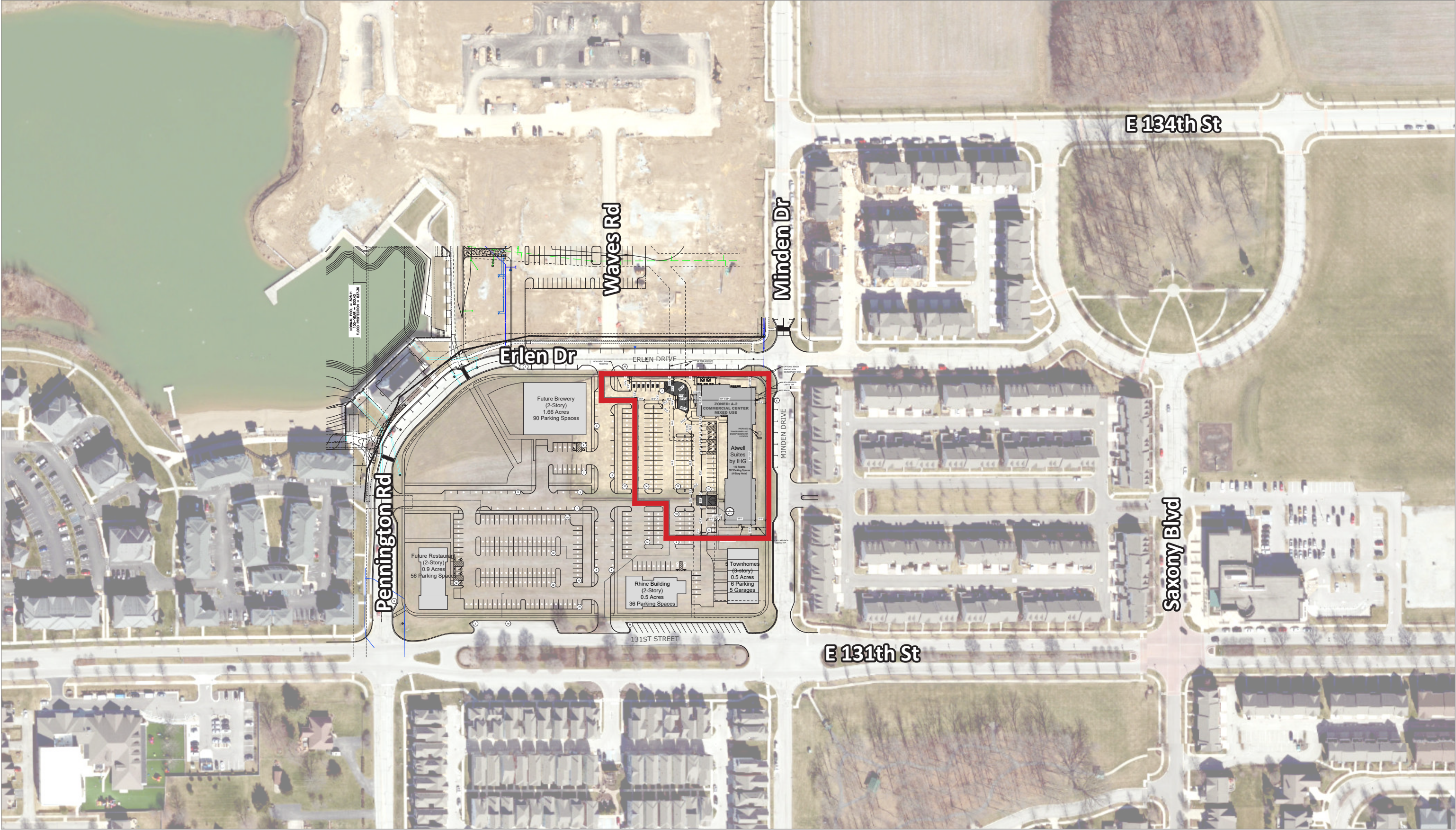
A1.1

ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



SITE PLAN

ATWELL SUITES, SAXONY PUD



TAB 4

ARCHITECTURAL RENDERINGS

ATWELL SUITES, SAXONY PUD



ARCHITECTURAL RENDERINGS

ATWELL SUITES, SAXONY PUD



ARCHITECTURAL RENDERINGS

ATWELL SUITES, SAXONY PUD



TAB 5

ELEVATIONS, ISOMETRIC VIEWS, AND 3D VIEWS

ATWELL SUITES, SAXONY PUD



REGISTERED ARCHITECT
STATE OF INDIANA
No. AR12100083
EXPIRATION DATE 03/31/2024

STEVEN M. ROBERTS ARCHITECT
1000 N. ROBERTS ARCHITECT
1000 N. ROBERTS ARCHITECT
1000 N. ROBERTS ARCHITECT
1000 N. ROBERTS ARCHITECT

costandi

ATWELL SUITES
AN IHG HOTEL
FISHERS, INDIANA 46037
HAMILTON COUNTY

BRIDGE DR. & MINDE DR.

BUILDING ELEVATIONS

ISSUE / REVISION DATE:

- 09/04/2022 OWNER REVIEW
- 09/03/2022 OWNER REVIEW
- 08/04/2022 PRELIMINARY REVIEW
- 07/12/2022 FRANCHISE REVIEW
- 06/21/2022 FRANCHISE REVIEW
- 05/17/2022 SAKOBY DESIGN REVIEW 1
- 05/18/2022 SAKOBY DESIGN REVIEW 1
- 05/17/2022 SAKOBY DESIGN REVIEW 2
- 05/18/2022 FOR CONSTRUCTION
- 04/10/2024 CLOUDED REVISION 1
- 01/10/2024 CLOUDED REVISION 2

SMR Project No. **AWSPIN**

A5.1

ATWELL SUITES, SAXONY PUD



An architectural rendering of a modern multi-story building, identified as 'Atrium Suites' on its corner facade. The building features a flat roof with two mechanical penthouses, a mix of brick and light-colored paneling, and numerous windows. It is situated on a street corner with 'MINDEN DRIVE' and 'PRO LINE' labeled on the ground. A large parking lot is visible behind the building.

	STEVEN M. ROBERTS ARCHITECT CHICAGO, ILLINOIS 60617 Phone: 312-252-1488 sir@sigmail.com www.sigmil.com	 STATE OF INDIANA PROFESSIONAL ENGINEER NO. AR12100083 EXPIRATION DATE 12/31/2024
	costandi ARCHITECTS + PLANNERS	

ATWELL SUITES AN IHG HOTEL ERLEN DR. & MINDED DR. FISHERS, INDIANA 46037 HAMILTON COUNTY	ISOMETRIC VIEWS
---	--------------------------

ISSUE / REVISION DATE:
05/04/2022 OWNER REVIEW
06/03/2022 PRELIMINARY REVIEW
08/04/2022 PRELIMINARY REVIEW
01/10/2023 FRANCHISE REVIEW
04/27/2023 FRANCHISE REVIEW
09/17/2023 SAKONY DESIGN REVIEW 1
● 09/16/2023 MC FINAL REVIEW
11/17/2023 SAKONY DESIGN REVIEW 2
● 01/02/2024 FOR CONSTRUCTION
04/10/2024 CLOUDED REVISION 1
● 07/05/2024 CLOUDED REVISION 2

SMR Project No. **AWSFIN**

A5.2

ELEVATIONS, ISOMETRIC VIEWS, AND 3D VIEWS

ATWELL SUITES, SAXONY PUD



3D VIEW: EYE LEVEL LOOKING AT NORTHWEST CORNER



3D VIEW: EYE LEVEL LOOKING AT NORTHEAST CORNER



ELEVATIONS, ISOMETRIC VIEWS, AND 3D VIEWS

ATWELL SUITES, SAXONY PUD



3D VIEW: EYE LEVEL LOOKING AT SOUTHWEST CORNER



3D VIEW: EYE LEVEL LOOKING AT SOUTHEAST CORNER



ATWELL SUITES, SAXONY PUD



3D VIEW: AERIAL VIEW OF INSIDE CORNER

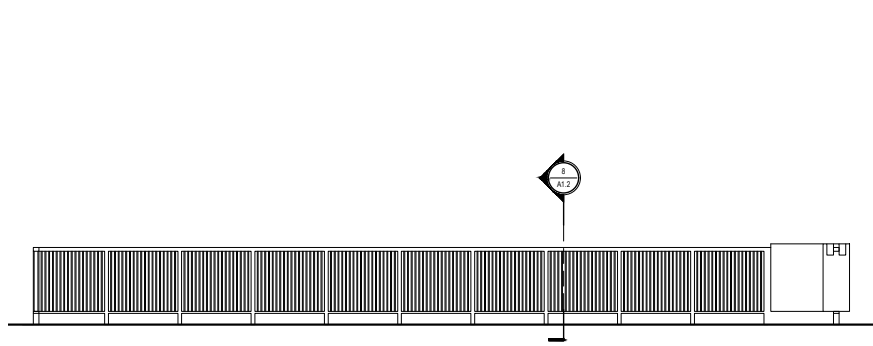


3D VIEW: EYE LEVEL LOOKING AT INSIDE CORNER

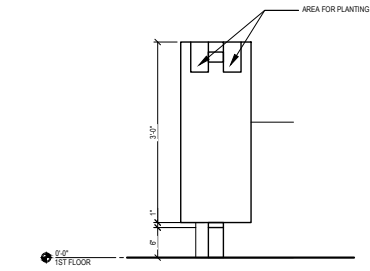


ELEVATIONS, ISOMETRIC VIEWS, AND 3D VIEWS

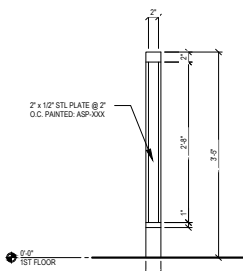
ATWELL SUITES, SAXONY PUD



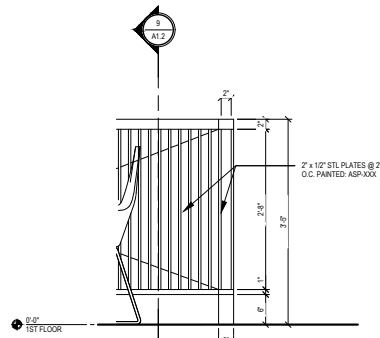
6
A1.2
OPTIONAL PATIO - ELEVATION
SCALE: 3/8" = 1'-0"



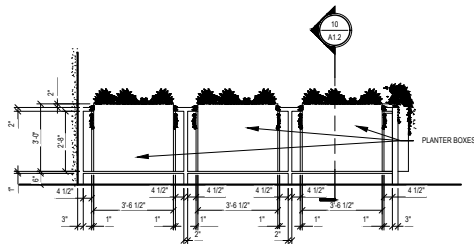
10
A1.2
OPTIONAL PATIO - RAILING
WITH PLANTER SECTION
SCALE: 1" = 1'-0"



9
A1.2
OPTIONAL PATIO - RAILING
WITH GATE SECTION
SCALE: 1" = 1'-0"

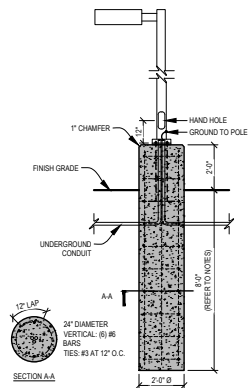


8
A1.2
OPTIONAL PATIO - RAILING
TYP. SECTION
SCALE: 1" = 1'-0"

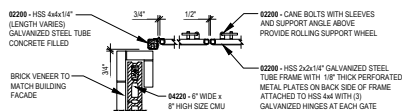


7
A1.2
OPTIONAL PATIO - ELEVATION
SCALE: 3/8" = 1'-0"

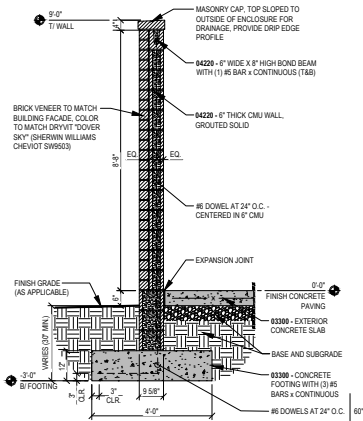
NOTES FOR LIGHT POLE AND BASE:
EMBEDMENT DEPTH ON MEDIUM STIFF
CLAY OR ENGINEERED FILL
3,000 PSI AT 28 DAYS, AIR ENTRAINED (6%
± 1/2%) CONCRETE
ASTM A615 OR A616, GRADE 60
REINFORCING, EXCEPT TIES WHICH MAY
BE GRADE 40
COORDINATE THIS INFORMATION WITH
POLE BASE AND ANCHOR BOLTS



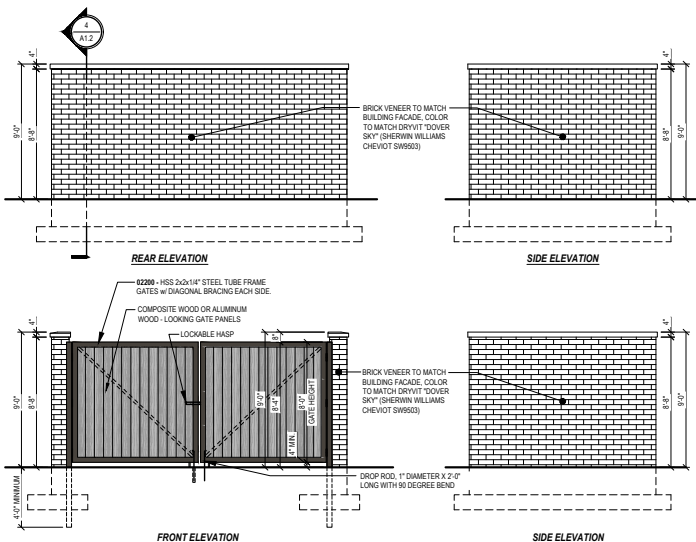
5
A1.2
TYPICAL POLE LIGHT BASE
SCALE: 3/8" = 1'-0"



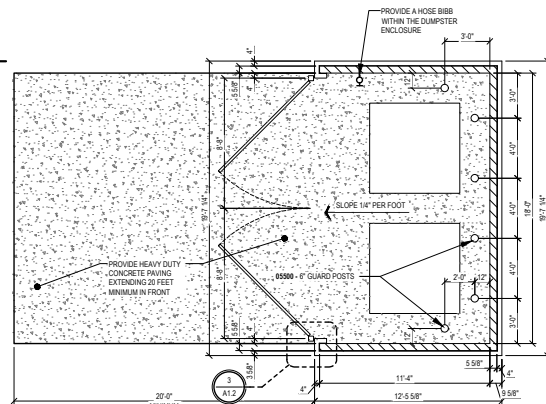
3
A1.2
DUMPSTER WALL / GATE DETAIL
SCALE: 1/2" = 1'-0"



4
A1.2
TYPICAL SECTION
SCALE: 1/2" = 1'-0"



2
A1.2
DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



A
A1.1
DUMPSTER ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"



ATWELL SUITES
AN IHG HOTEL
ERLENDR. & MINDEDR.
FISHERS, INDIANA 46037
HAMILTON COUNTY

SITE DETAILS

ISSUE / REVISION DATE:
05/04/2022 OWNER REVIEW
06/23/2022 OWNER REVIEW
08/04/2022 PRELIMINARY REVIEW
09/13/2022 FRANCHISE REVIEW
04/21/2023 FRANCHISE REVIEW
05/17/2023 SAXONY DESIGN REVIEW 1
09/19/2023 HG FINAL REVIEW
11/17/2023 SAXONY DESIGN REVIEW 2
11/26/2024 FOR CONSTRUCTION

SMR Project No. AWSFIN

A1.2

TAB 6

FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	PCT.
A2.1	KING SUITE	12	14	14	14	54	50.4%
A3.2	KING ACCESSIBLE SUITE	1	1	1	1	4	3.6%
A3.3	QUEEN / QUEEN SUITE	8	12	14	14	48	45.0%
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4	3.6%
A3.5	EXTENDED QUEEN / QUEEN SUITE			2	2	4	3.6%
	TOTAL	21	28	32	32	113	100.0%
ADAAG TABLE 224.2 REQUIREMENTS (101-150 ROOMS)				REQUIRED	PROVIDED		
GUESTROOMS WITH MOBILITY FEATURES				2	2		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER				2	2		
TOTAL GUEST ROOMS WITH MOBILITY FEATURES				7	7		
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES				1	1		
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY				11	11		
TOTAL GUEST ROOMS WITH COMM FEATURES				12	12		

FIRST FLOOR = 17,378 GSF
SECOND FLOOR = 16,873 GSF
THIRD FLOOR = 17,288 GSF
FOURTH FLOOR = 17,288 GSF
TOTAL SF = 68,827 GSF



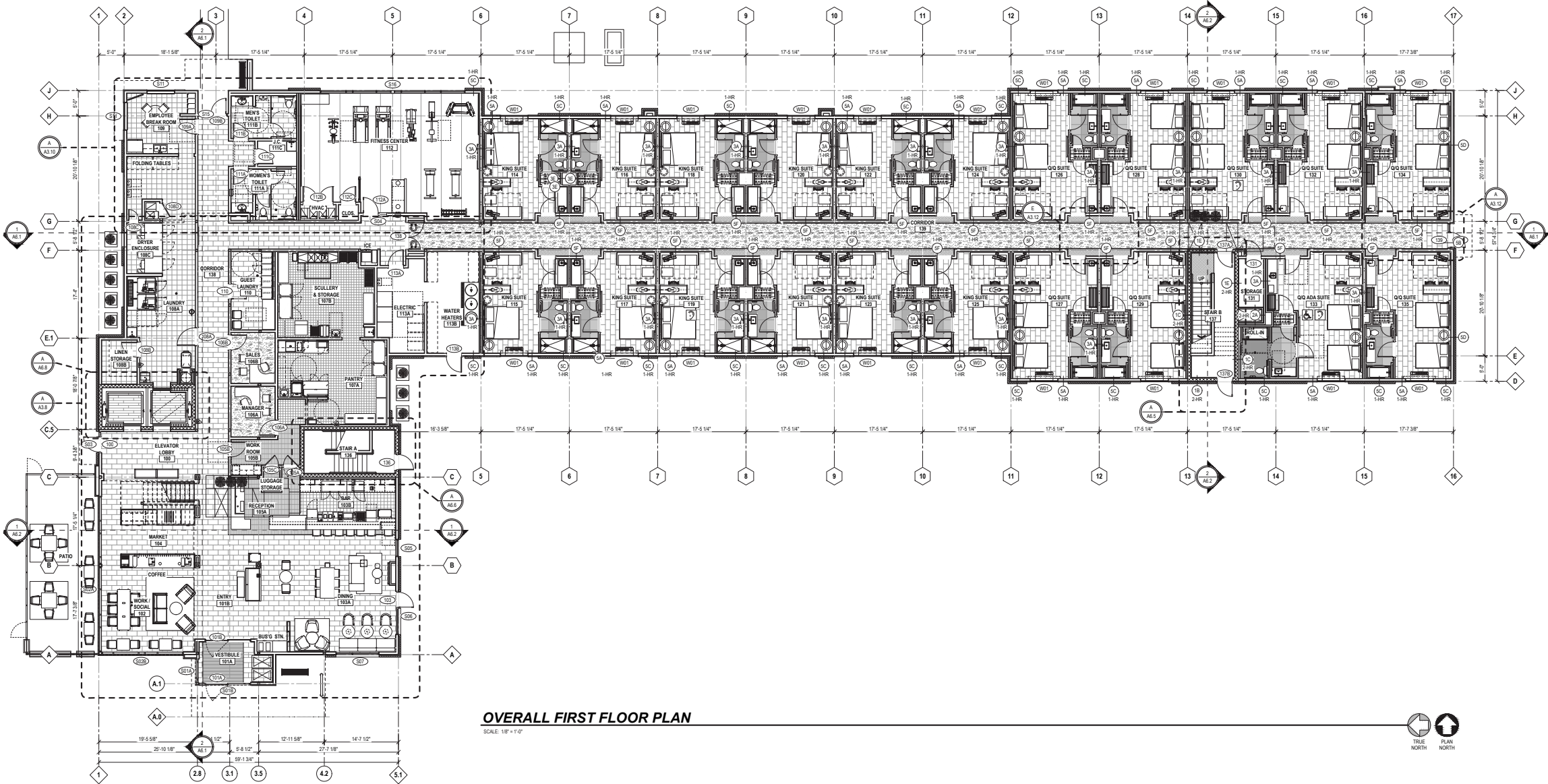
ATWELL SUITES
AN IHG HOTEL
ERLENDE & MINDE DR. FISHERS, INDIANA 46037
HAMILTON COUNTY

OVERALL FIRST FLOOR PLAN

- ISSUE / REVISION DATE:
- 05/04/2022 OWNER REVIEW
 - 06/02/2022 OWNER REVIEW
 - 06/04/2022 PRELIMINARY REVIEW
 - 07/15/2022 FRANCHISE REVIEW
 - 04/21/2023 FRANCHISE REVIEW
 - 07/10/2023 SAXONY DESIGN REVIEW 1
 - 09/19/2023 IHS FINAL REVIEW
 - 11/17/2023 SAXONY DESIGN REVIEW 2
 - 01/06/2024 FOR CONSTRUCTION
 - 04/10/2024 CLOUDED REVISION 1
 - 07/10/2024 CLOUDED REVISION 2

SMR Project No. **AWSFIN**

A2.1



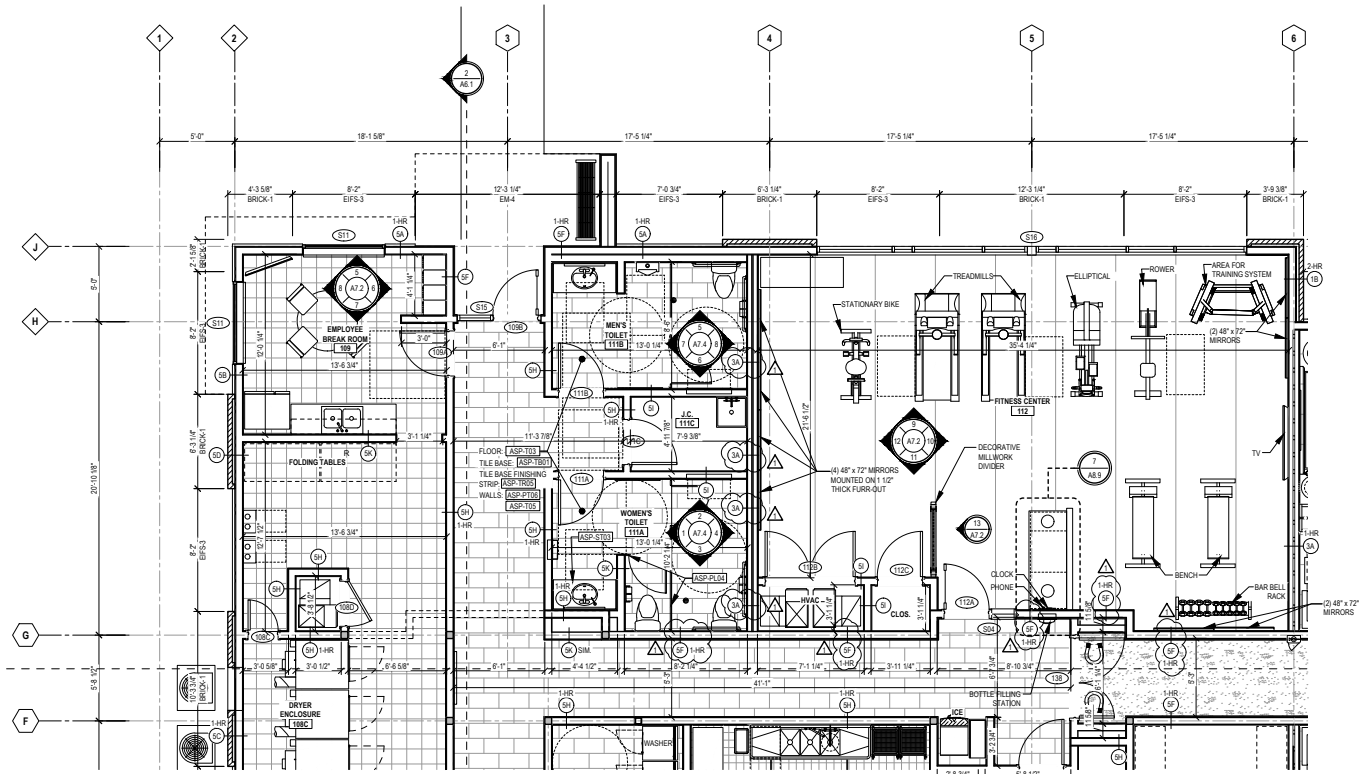
OVERALL FIRST FLOOR PLAN

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

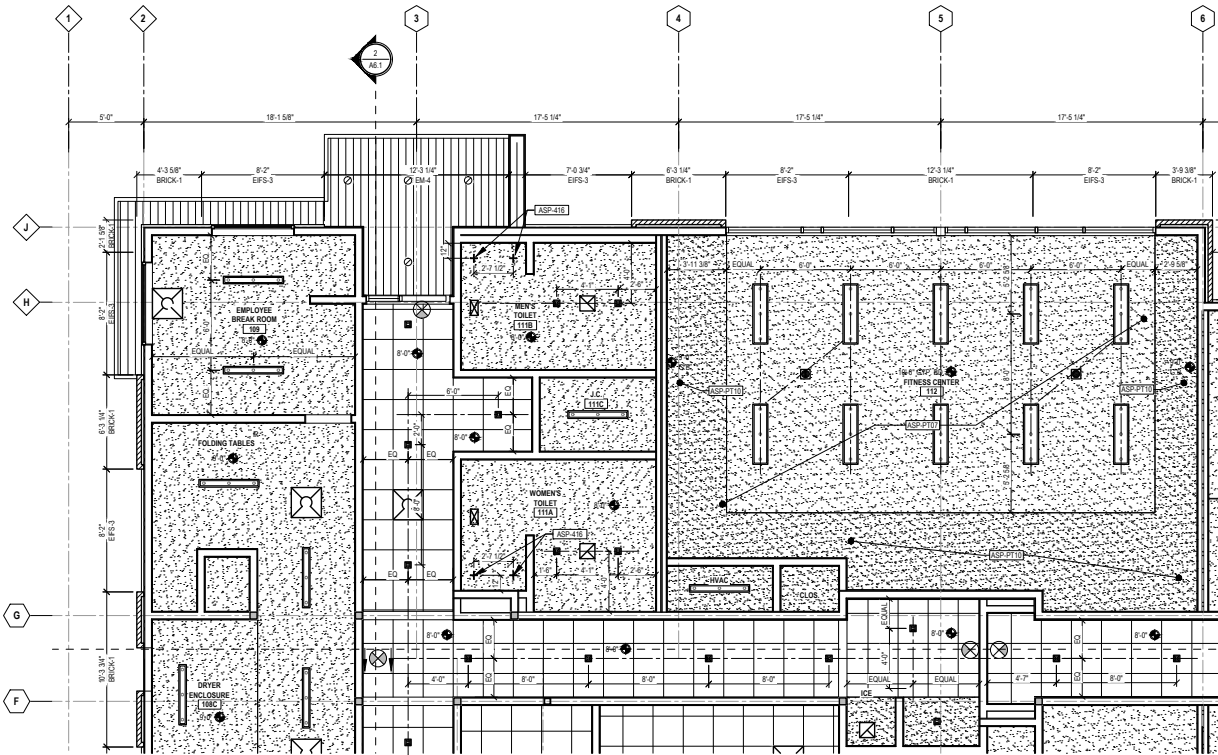


FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



ENLARGED FIRST FLOOR PLAN - FITNESS CENTER AREA



ENLARGED FIRST FLOOR REFLECTED CEILING PLAN - FITNESS CENTER AREA



ATWELL SUITES
AN **ihg** HOTEL
ERLENDRE & MINDEN DR. FISHERS, INDIANA 46037 HAMILTON COUNTY
ENLARGED FITNESS CENTER AREA
FLOOR PLAN & REFLECTED CEILING

ISSUE / REVISION DATE:	
08/04/2022	OWNER REVIEW
08/02/2022	OWNER REVIEW
08/04/2022	PRELIMINARY REVIEW
01/11/2023	FRANCHISE REVIEW
04/21/2023	FRANCHISE REVIEW
05/17/2023	SAXONY DESIGN REVIEW 1
09/19/2023	ING FINAL REVIEW
11/17/2023	SAXONY DESIGN REVIEW 2
01/08/2024	FOR CONSTRUCTION
04/10/2024	CLOUDED REVISION 1
07/10/2024	CLOUDED REVISION 2

SMR Project No. **AWSFIN**

A3.10

FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	PCT.
A2.1	KING SUITE	12	14	14	14	54	50.4%
A3.2	KING ACCESSIBLE SUITE	1	1	1	1	4	
A3.3	QUEEN / QUEEN SUITE	8	12	14	14	48	45.6%
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4	
A3.5	EXTENDED QUEEN / QUEEN SUITE			2	2	4	
TOTAL		21	28	32	32	113	100.0%
ADAAG TABLE 224.2 REQUIREMENTS (101-150 ROOMS)							
GUESTROOMS WITH MOBILITY FEATURES (101-150 ROOMS)			REQUIRED	PROVIDED			
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER (101-150 ROOMS)							
TOTAL GUEST ROOMS WITH MOBILITY FEATURES			7	7			
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES (101-150 ROOMS)			1	1			
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY (101-150 ROOMS)			11	11			
TOTAL GUEST ROOMS WITH COMM FEATURES			12	12			

FIRST FLOOR = 17,378 GSF
SECOND FLOOR = 16,873 GSF
THIRD FLOOR = 17,288 GSF
FOURTH FLOOR = 17,288 GSF
TOTAL SF = 68,827 GSF



ATWELL SUITES
AN IHG HOTEL

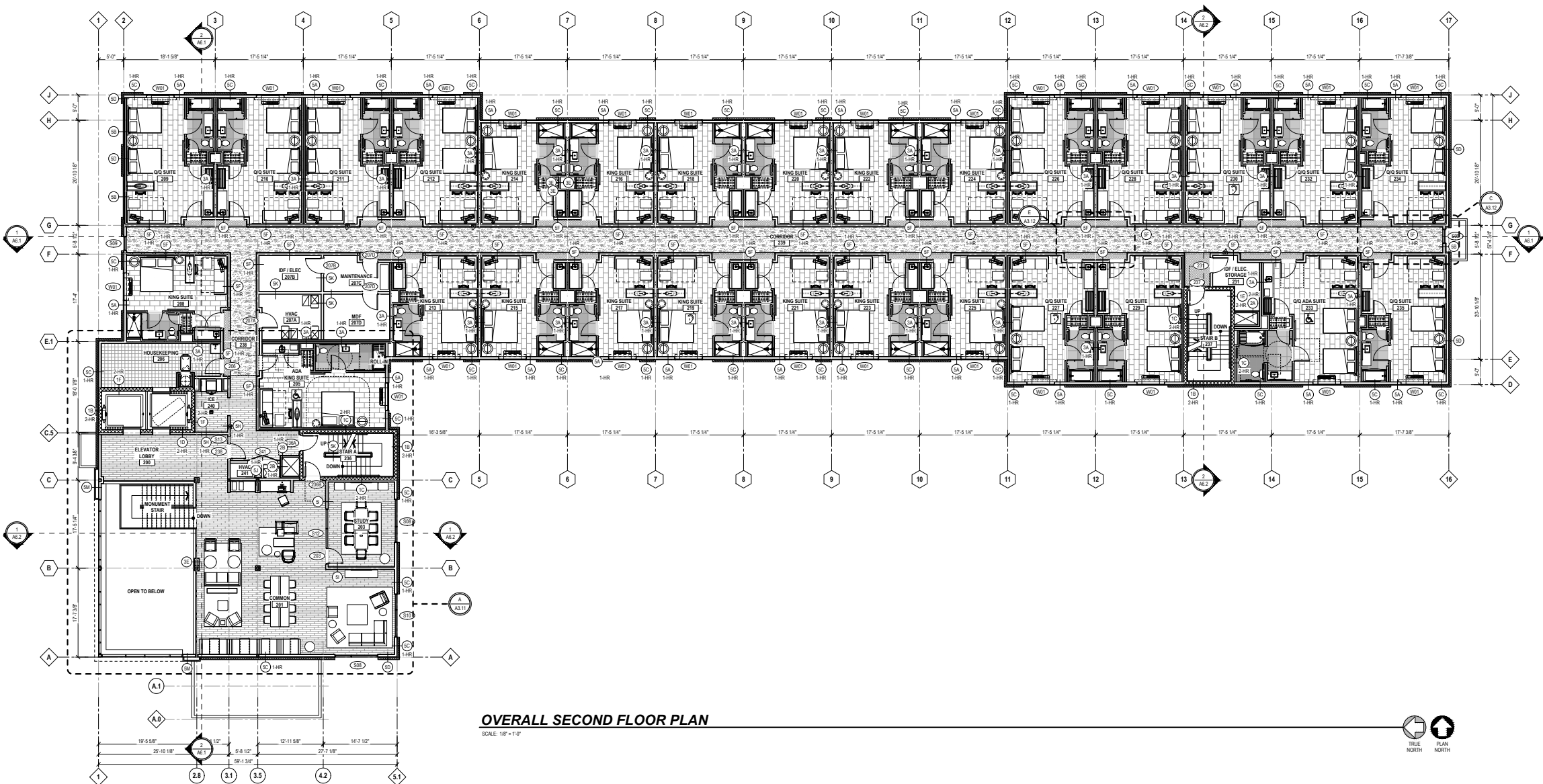
ERLENDE & MINDE DR. FISHERS, INDIANA 46037 HAMILTON COUNTY

OVERALL SECOND FLOOR PLAN

- ISSUE / REVISION DATE:
- 05/04/2022 OWNER REVIEW
 - 06/02/2022 OWNER REVIEW
 - 08/04/2022 PRELIMINARY REVIEW
 - 01/13/2023 FRANCHISE REVIEW
 - 04/21/2023 FRANCHISE REVIEW
 - 06/17/2023 SAKONY DESIGN REVIEW 1
 - 09/19/2023 IAC FINAL REVIEW
 - 11/17/2023 SAKONY DESIGN REVIEW 2
 - 01/06/2024 FOR CONSTRUCTION

SMR Project No. AWSFIN

A2.2



OVERALL SECOND FLOOR PLAN

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

FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



ROOM DISTRIBUTION							
ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	PCT.
A2.1	KING SUITE	12	14	14	14	54	50.4%
A3.2	KING ACCESSIBLE SUITE	1	1	1	1	4	4.96%
A3.3	QUEEN / QUEEN SUITE	8	12	14	14	48	49.6%
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4	4.96%
A3.5	EXTENDED QUEEN / QUEEN SUITE			2	2	4	
	TOTAL	21	28	32	32	113	100.0%
ADAAG TABLE 224.2 REQUIREMENTS (101-109 ROOMS)							
GUESTROOMS WITH MOBILITY FEATURES		REQUIRED		PROVIDED			
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER		2		2			
TOTAL GUEST ROOMS WITH MOBILITY FEATURES		7		7			
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES		1		1			
ADDITIONAL GUEST ROOMS WITH COMM FEATURES ONLY		11		11			
TOTAL GUEST ROOMS WITH COMM FEATURES		12		12			

FIRST FLOOR = 17,379 GSF
SECOND FLOOR = 16,873 GSF
THIRD FLOOR = 17,288 GSF
FOURTH FLOOR = 17,288 GSF
TOTAL SF = 68,828 GSF

STEFAN MICHAEL ARCHITECT
REGISTERED ARCHITECT
No. AR12100083
STATE OF INDIANA
STEFAN MICHAEL ARCHITECT
111102023 SAXONY DESIGN REVIEW 1
111102023 SAXONY DESIGN REVIEW 2
01102024 FOR CONSTRUCTION

STEFAN MICHAEL ARCHITECT
REGISTERED ARCHITECT
No. AR12100083
STATE OF INDIANA
STEFAN MICHAEL ARCHITECT
111102023 SAXONY DESIGN REVIEW 1
111102023 SAXONY DESIGN REVIEW 2
01102024 FOR CONSTRUCTION

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STEFAN MICHAEL ARCHITECT
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111102023 SAXONY DESIGN REVIEW 2
01102024 FOR CONSTRUCTION

STEFAN MICHAEL ARCHITECT
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STEFAN MICHAEL ARCHITECT
111102023 SAXONY DESIGN REVIEW 1
111102023 SAXONY DESIGN REVIEW 2
01102024 FOR CONSTRUCTION

STEFAN MICHAEL ARCHITECT
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STEFAN MICHAEL ARCHITECT
111102023 SAXONY DESIGN REVIEW 1
111102023 SAXONY DESIGN REVIEW 2
01102024 FOR CONSTRUCTION

STEFAN MICHAEL ARCHITECT
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STATE OF INDIANA
STEFAN MICHAEL ARCHITECT
111102023 SAXONY DESIGN REVIEW 1
111102023 SAXONY DESIGN REVIEW 2
01102024 FOR CONSTRUCTION

STEFAN MICHAEL ARCHITECT
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111102023 SAXONY DESIGN REVIEW 1
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STEFAN MICHAEL ARCHITECT
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STATE OF INDIANA
STEFAN MICHAEL ARCHITECT
111102023 SAXONY DESIGN REVIEW 1
111102023 SAXONY DESIGN REVIEW 2
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STEFAN MICHAEL ARCHITECT
REGISTERED ARCHITECT
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STATE OF INDIANA
STEFAN MICHAEL ARCHITECT
111102023 SAXONY DESIGN REVIEW 1
111102023 SAXONY DESIGN REVIEW 2
01102024 FOR CONSTRUCTION

STEFAN MICHAEL ARCHITECT
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STATE OF INDIANA
STEFAN MICHAEL ARCHITECT
111102023 SAXONY DESIGN REVIEW 1
111102023 SAXONY DESIGN REVIEW 2
01102024 FOR CONSTRUCTION

STEFAN MICHAEL ARCHITECT
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STATE OF INDIANA
STEFAN MICHAEL ARCHITECT
111102023 SAXONY DESIGN REVIEW 1
111102023 SAXONY DESIGN REVIEW 2
01102024 FOR CONSTRUCTION

STEFAN MICHAEL ARCHITECT
REGISTERED ARCHITECT
No. AR12100083
STATE OF INDIANA
STEFAN MICHAEL ARCHITECT
111102023 SAXONY DESIGN REVIEW 1
111102023 SAXONY DESIGN REVIEW 2
01102024 FOR CONSTRUCTION

ATWELL SUITES
AN IHG HOTEL
ERLEN DR. & MINDE DR.
FISHERS, INDIANA 46037
HAMILTON COUNTY

OVERALL THIRD FLOOR PLAN

ISSUE / REVISION DATE:

- 08/04/2022 OWNER REVIEW
- 08/04/2022 OWNER REVIEW
- 01/10/2023 FRANCHISE REVIEW
- 08/04/2022 PRELIMINARY REVIEW
- 04/21/2023 FRANCHISE REVIEW
- 05/10/2023 SAXONY DESIGN REVIEW 1
- 09/19/2023 IHS FINAL REVIEW
- 11/17/2023 SAXONY DESIGN REVIEW 2
- 01/09/2024 FOR CONSTRUCTION

SMR Project No. AWSFIN

A2.3

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

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FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



ROOM DISTRIBUTION						
ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
A2.1	KING SUITE	12	14	14	14	54
A3.2	KING ACCESSIBLE SUITE		1	1	1	3
A3.3	QUEEN / QUEEN SUITE	8	12	14	14	48
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4
A3.5	EXTENDED QUEEN / QUEEN SUITE		2	2	2	6
TOTAL		21	28	32	32	113
ADAA TABLE 224.2 REQUIREMENTS (101-199 ROOMS)		REQUIRED		PROVIDED		
GUESTROOMS WITH MOBILITY FEATURES (101-199 ROOMS)		2		2		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER (101-199 ROOMS)		2		2		
TOTAL GUEST ROOMS WITH MOBILITY FEATURES		7		7		
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES (101-199 ROOMS)		1		1		
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY (101-199 ROOMS)		11		11		
TOTAL GUEST ROOMS WITH COMM FEATURES		12		12		

FIRST FLOOR = 17,378 GSF
SECOND FLOOR = 16,873 GSF
THIRD FLOOR = 17,288 GSF
FOURTH FLOOR = 17,288 GSF
TOTAL GSF = 68,827 GSF



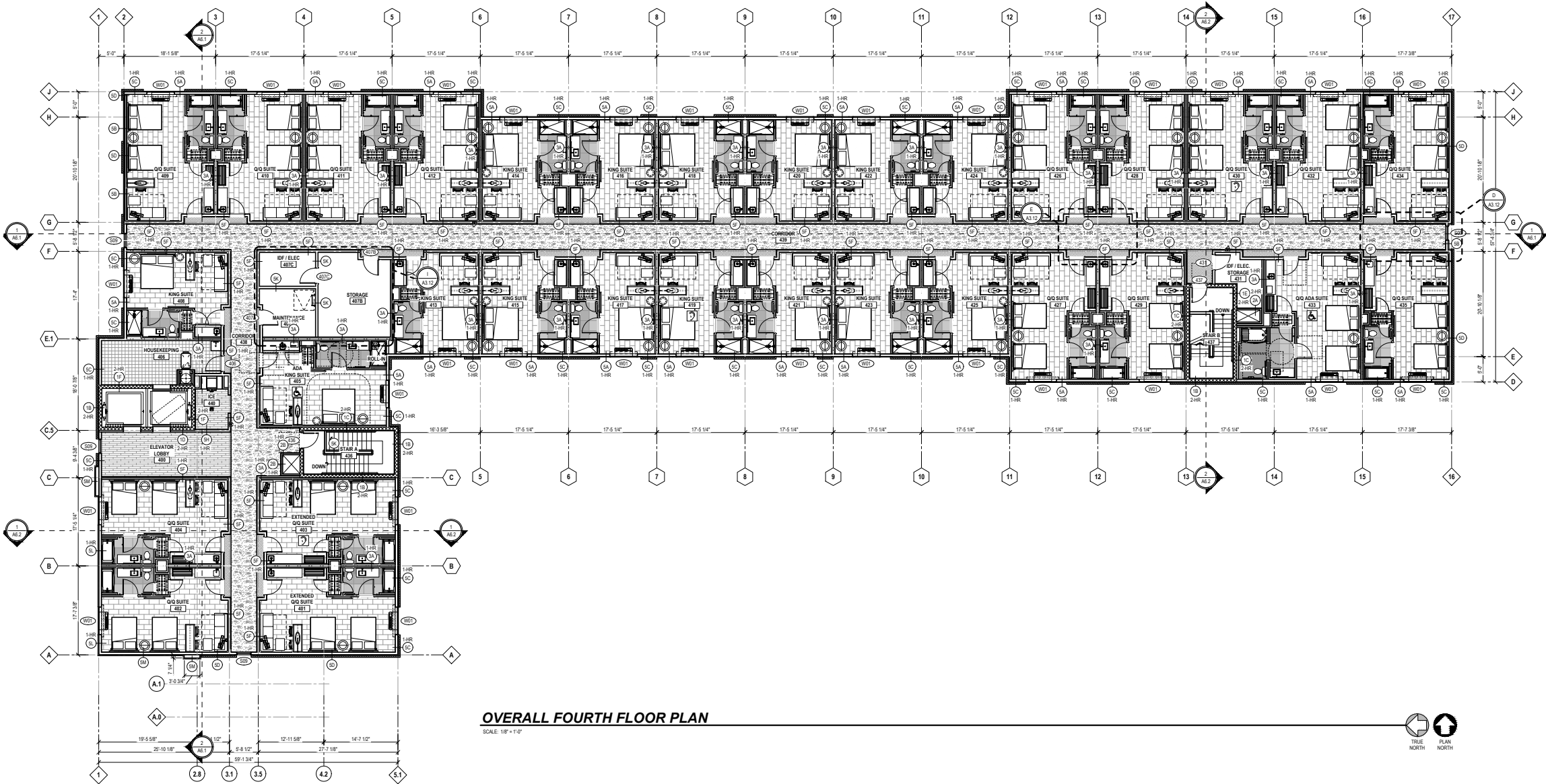
ATWELL SUITES
AN IHG HOTEL
ERLENDE & WINDEY DR. FISHERS, INDIANA 46037 HAMILTON COUNTY

OVERALL FOURTH FLOOR PLAN

- ISSUE / REVISION DATE:
- 05/04/2022 OWNER REVIEW
 - 06/02/2022 OWNER REVIEW
 - 08/04/2022 PRELIMINARY REVIEW
 - 01/15/2023 FRANCHISE REVIEW
 - 04/21/2023 FRANCHISE REVIEW
 - 06/17/2023 SAKONY DESIGN REVIEW 1
 - 09/19/2023 IBC FINAL REVIEW
 - 11/17/2023 SAKONY DESIGN REVIEW 2
 - 01/06/2024 FOR CONSTRUCTION

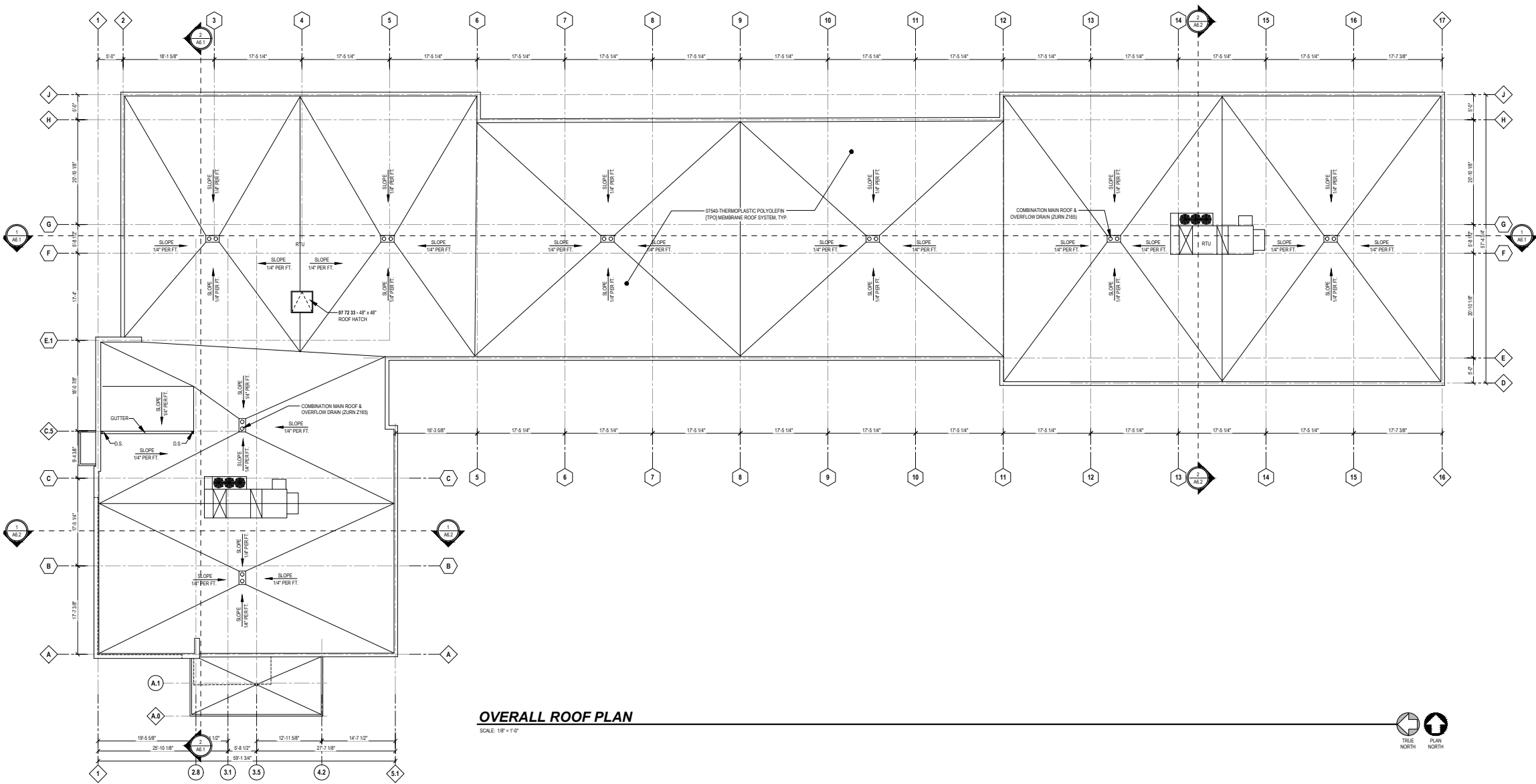
SMR Project No. **AWSFIN**

A2.4



FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



OVERALL ROOF PLAN

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



STEVEN MICHAEL COSTANDI
REGISTERED ARCHITECT
No. AR12100083
STATE OF INDIANA
EXPIRATION DATE 12/31/2024

STEVEN MICHAEL COSTANDI
ARCHITECT
1100 N. WINDY HILL DRIVE
CINCINNATI, OH 45227
Phone: 513-325-1448
Email: steven@costandi.com

costandi architecture & interiors

ATWELL SUITES
AN IHG HOTEL
ERLENDE & WINDELL DR. FISHERS, INDIANA 46037 HAMILTON COUNTY

OVERALL ROOF PLAN

ISSUE / REVISION DATE:

- 05/04/2022 OWNER REVIEW
- 06/02/2022 OWNER REVIEW
- 08/04/2022 PRELIMINARY REVIEW
- 01/13/2023 FRANCHISE REVIEW
- 04/21/2023 FRANCHISE REVIEW
- 06/17/2023 SAXONY DESIGN REVIEW 1
- 09/19/2023 IFC FINAL REVIEW
- 11/17/2023 SAXONY DESIGN REVIEW 2
- 01/06/2024 FOR CONSTRUCTION

SMR Project No. **AWSFIN**

A2.5

TAB 7

LANDSCAPE AND LIGHTING PLANS									
ATWELL SUITES, SAXONY PUD									

LANDSCAPE AND LIGHTING PLANS									
ATWELL SUITES, SAXONY PUD									



LANDSCAPE AND LIGHTING PLANS									
ATWELL SUITES, SAXONY PUD									

- | | | | | | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|
| LANDSCAPE AND LIGHTING PLANS | | | | | | | | | |
| ATWELL SUITES, SAXONY PUD | | | | | | | | | |
- 

LANDSCAPE AND LIGHTING PLANS									
ATWELL SUITES, SAXONY PUD									

- | | | | | | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|
| LANDSCAPE AND LIGHTING PLANS | | | | | | | | | |
| ATWELL SUITES, SAXONY PUD | | | | | | | | | |
- 

LANDSCAPE AND LIGHTING PLANS									
ATWELL SUITES, SAXONY PUD									



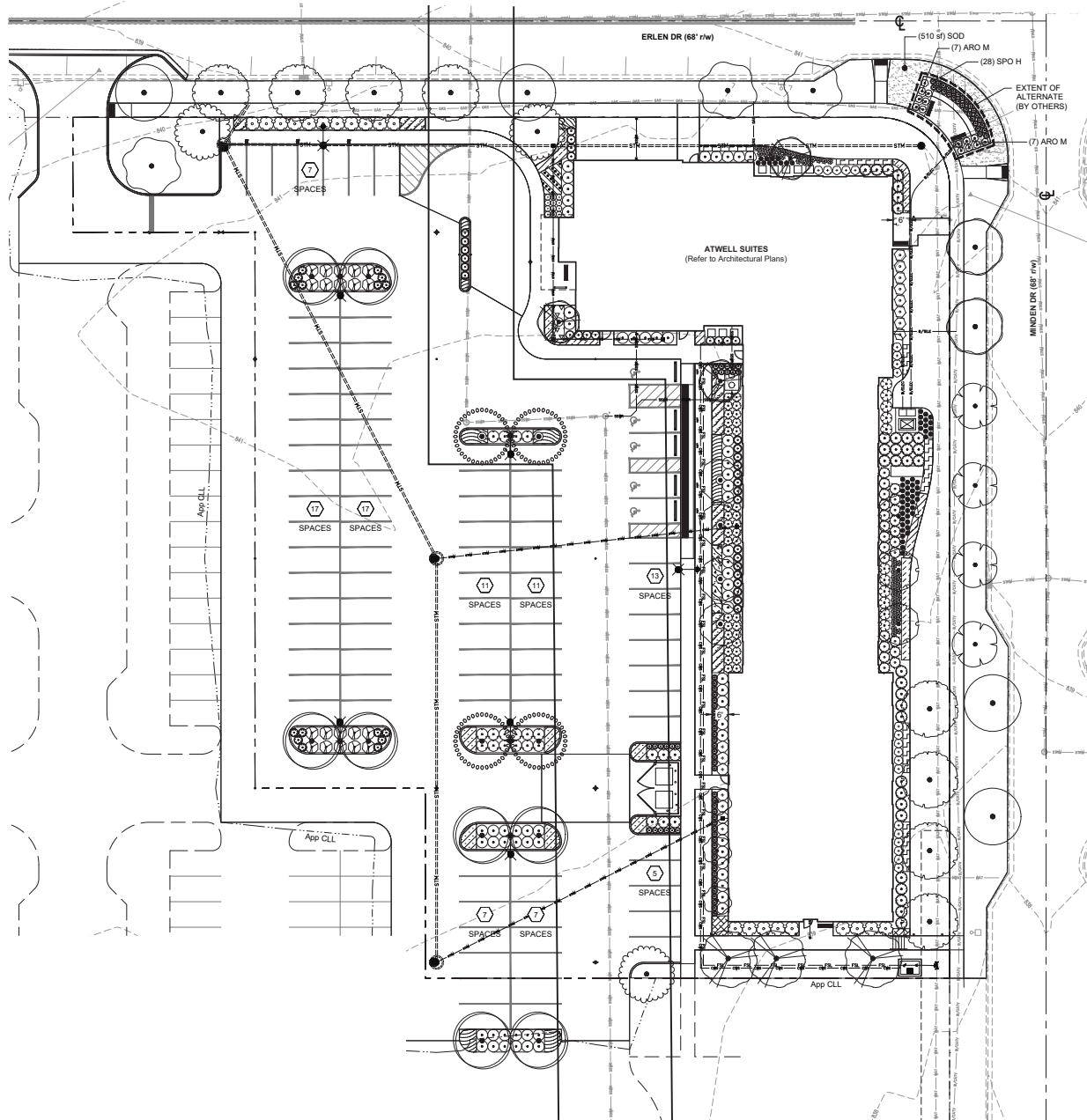
LANDSCAPE AND LIGHTING PLANS	
ATWELL SUITES, SAXONY PUD	

LANDSCAPE AND LIGHTING PLANS	
ATWELL SUITES, SAXONY PUD	

LANDSCAPE AND LIGHTING PLANS	
ATWELL SUITES, SAXONY PUD	

LANDSCAPE AND LIGHTING PLANS

ATWELL SUITES, SAXONY PUD



ALTERNATE PLANT SCHEDULE (BY OTHERS)

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
DECIDUOUS SHRUBS							
ARO M	14	Aronia melanocarpa 'UCCONAM168'	LowScape Hedger Chokeberry	#3	Min. 12" H	36" o.c.	
ORNAMENTAL GRASSES							
SPO H	28	Sporobolus heterolepis	Prairie Dropseed	#1		24" o.c.	
TURF SOD							
TURF SOD	510 sf	Turf Sod	Drought Tolerant Fescue Blend	sod			Refer to specifications

ATWELL SUITES
(AN IHG HOTEL)
ERLIN DRIVE & MINDEN DRIVE
FISHERS, IN
100% CONSTRUCTION DOCUMENTS



REVISIONS:			
NO.	BY	DESCRIPTION	DATE
1	SKK	REVISION #1	07/10/2024

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS INCLUDING THESE IN ELECTRONIC FORM PREPARED BY REA FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE, AND MAY BE USED SOLELY WITH RESPECT TO THIS PROJECT. THE DOCUMENTS MAY NOT BE REPRODUCED OR MODIFIED BY A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN CONSENT OF REA. AUTHORIZED USE OF ELECTRONIC MEDIA OR FILES DOES NOT GUARANTEE THAT THESE FILES CONTAIN COMPLETE AND ACCURATE INFORMATION. IN ORDER TO INSURE THE ACCURACY OF THE INFORMATION CONTAINED AND THAT NO CHANGES OR MODIFICATIONS HAVE BEEN MADE, THESE FILES MUST BE COMPARED TO THE PROJECTS CONTRACT DOCUMENTS WITH STAMPED AND SEALED CERTIFICATION AND APPLICABLE APPROVED MODIFICATIONS.

DRAWING NAME:

ALTERNATE
LANDSCAPE PLAN



REA PROJECT #: 2023-1721
DATE: 01/22/2023
DRAWN BY: KDK
REVIEWED BY: CAP

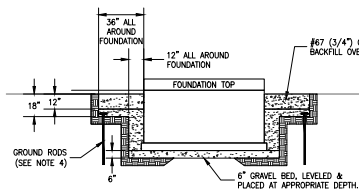
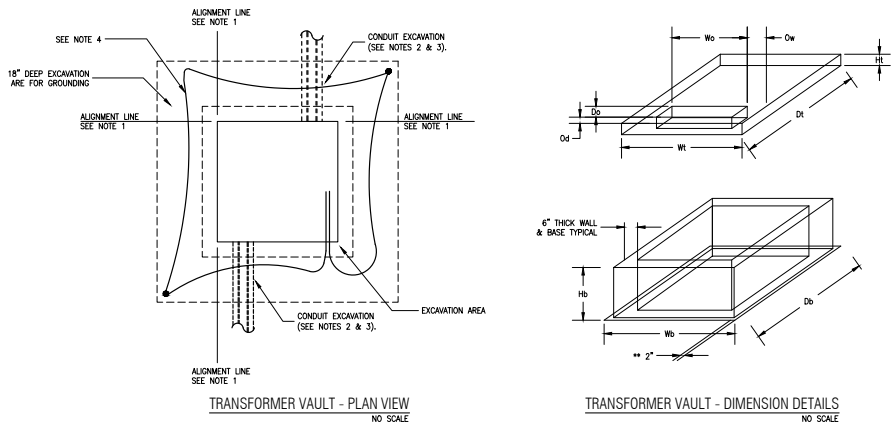
DRAWING:

LA102

REA P-1177, Amend Bureau of Survey/Design/Drawn/2021 - Landscape Plan

LANDSCAPE AND LIGHTING PLANS

ATWELL SUITES, SAXONY PUD



TRANSFORMER VAULT - SECTION VIEW
NO SCALE

ELECTRICAL SERVICE TRANSFORMER DETAILS
NO SCALE

TRANSFORMER DETAILS CONSTRUCTION NOTES:

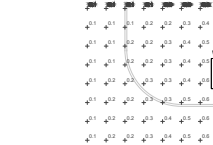
- FOR DELIVERY OF PRE-CAST FOUNDATION, THE CUSTOMER MUST COMPLETE THE FOLLOWING: EXCAVATION TO THE DESIGNATED DEPTH; 6\"/>

SITE LUMINAIRE SCHEDULE					
TYPE	LAMP	WATTAGE	VOLTAGE	DESCRIPTION	CATALOG NUMBER
SL-1	LED 4000K 11142 LM	120	208	LED POLE MOUNTED FIXTURE MOUNTED ON 20'-0\"/>	LUMICA LIGHTING #CPL02XX-54LED07-120W-40K-L3FL-54-120
SL-2	LED 4000K 9910 LM	120	208	LED POLE MOUNTED FIXTURE MOUNTED ON 20'-0\"/>	LUMICA LIGHTING #CPL02XX-54LED07-120W-40K-L5S-54-120
BL-1	LED 4000K 1500 LM	20	120	LED BOLLARD FIXTURE 42\"/>	LITHONIA LIGHTING #HMB-180-350-40K-SYM-MVOLT-XXXXX
D	LED 3000K 3500L	35	120	LED 6\"/>	LITHONIA LIGHTING #LDNG-30/30-L06-AR-LD-TRW-MVOLT-G210
U	LED 3000K 3000L	25	120	LED WALL MOUNTED SCODNE WITH FORWARD THROW OPTICS.	LITHONIA LIGHTING #WPX1-LED-P2-40K-MVOLT

LUMINAIRE SCHEDULE GENERAL NOTES:

- VERIFY ALL LUMINAIRE COLORS, TRIMS, LENGTHS, ETC. WITH THE ARCHITECT PRIOR TO PLACING FINAL PURCHASE ORDERS. SUBMISSION OF SHOP DRAWINGS WILL BE INTERPRETTED AS HAVING BEEN COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
- PROVIDE ALL LENGTHS, FEEDS, ACCESSORIES, CONNECTORS, WIRING, POWER SUPPLIES, DRIVERS, ETC. FOR A COMPLETE INSTALLATION. THE E.C. SHALL VERIFY THE COMPLETE BILL OF MATERIAL WITH MANUFACTURER'S REPRESENTATIVE AND INSURE ALL EQUIPMENT IS INCLUDED IN BID PRICE. COORDINATE INSTALLATION WITH ARCHITECTURAL DETAILS.
- VERIFY EXACT MOUNTING HEIGHT AND LOCATIONS OF ALL WALL MOUNTED AND PENDANT MOUNTED LUMINAIRES WITH ARCHITECTURAL PLANS AND ELEVATIONS PRIOR TO ROUGH-IN.
- ANY PROPOSED ALTERNATE LUMINAIRES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO FINAL BID PRICING.
- SHOULD THE CONTRACTOR PROPOSE TO FURNISH MATERIALS, EQUIPMENT, AND DEVICES, OTHER THAN THOSE SPECIFIED AND LISTED, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR SUBSTITUTIONS, TO THE ENGINEER AT LEAST TEN (10) BUSINESS DAYS PRIOR TO BID OPENING. THE REQUEST SHALL BE AN ALTERNATE TO THE ORIGINAL BID AND SHALL INCLUDE A COMPLETE SPECIFICATIONS CUT SHEET SUBMITAL AS OUTLINED IN THE SPECIFICATIONS, COMPLETE WITH DESCRIPTIVE (MANUFACTURER, BRAND NAME, CATALOG NUMBER, ETC.) AND TECHNICAL DATA FOR ALL ITEMS. INDICATE ANY ADDITIONS OR DEDUCTIONS TO THE CONTRACT PRICE WITH THE SUBSTITUTION SUBMITAL AND ON THE BID FORM.

LOCATION OF MONUMENT SOURCE, PROVIDE DEDICATED 250-120V-1A BRANCH CIRCUIT. WIRING SHALL BE 2#8L (1800L) 1% TO ACCOMMODATE VOLTAGE DROP. PANEL REFER TO DIAGRAM ON DRAWING #E.S.3.

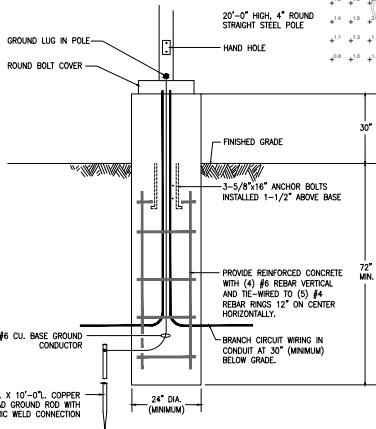


TRANSFORMER VAULT - DIMENSION DETAILS
NO SCALE

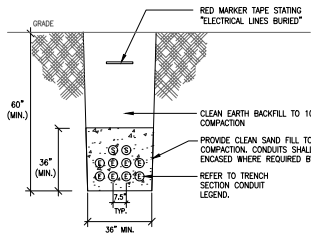
PRE-CAST CONCRETE FOUNDATION											
TRANSFORMER SIZE			TRANSFORMER SIZE			TRANSFORMER SIZE			TRANSFORMER SIZE		
Wb	Dw	Hb	Wt	Dt	Hd	Wb	Dw	Hb	Wt	Dt	Hd
150 kVA & BELOW	72"	54"	42"	4275lb	72"	54"	6"	1725lb	42"	14"	15"
225 - 1000 kVA	82"	70"	42"	8000lb	78"	66"	6"	2400lb	48"	14"	15"
1500 - 2500 kVA	104"	96"	42"	12000lb	96"	96"	6"	8400lb	60"	15"	18"
1500 - 2500 kVA	104"	96"	42"	14000lb	96"	96"	6"	8400lb	60"	15"	18"

PRE-CAST CONCRETE FOUNDATION TABLE GENERAL NOTES:

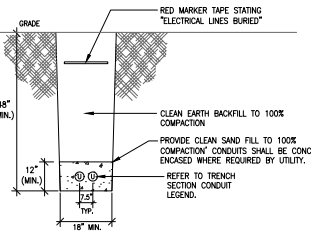
- CUSTOMER RETAINS OWNERSHIP OF FOUNDATION.
- BASE IS CUSTOMIZED FOR LOCATION : CONDUIT TERMINATORS W/ KNOCKOUTS; OPENINGS FOR CONDUIT PUSH THROUGH; CUSTOMER SECONDARY CABLE CONDUIT OPENINGS.
- IF DEEPER BASE FOR THE 1500-2500 kVA TRANSFORMER IS USED WHEN THE SECONDARY CONDUIT CONFIGURATION REQUIRES A DEEPER WELL TO MAINTAIN NEC MINIMUM SOIL COVER OVER THE CONDUIT.



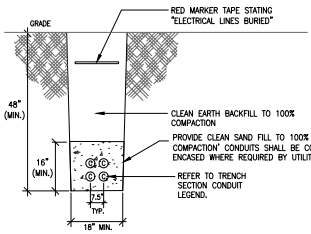
TYPICAL SITE LIGHT - POLE BASE DETAIL
NO SCALE



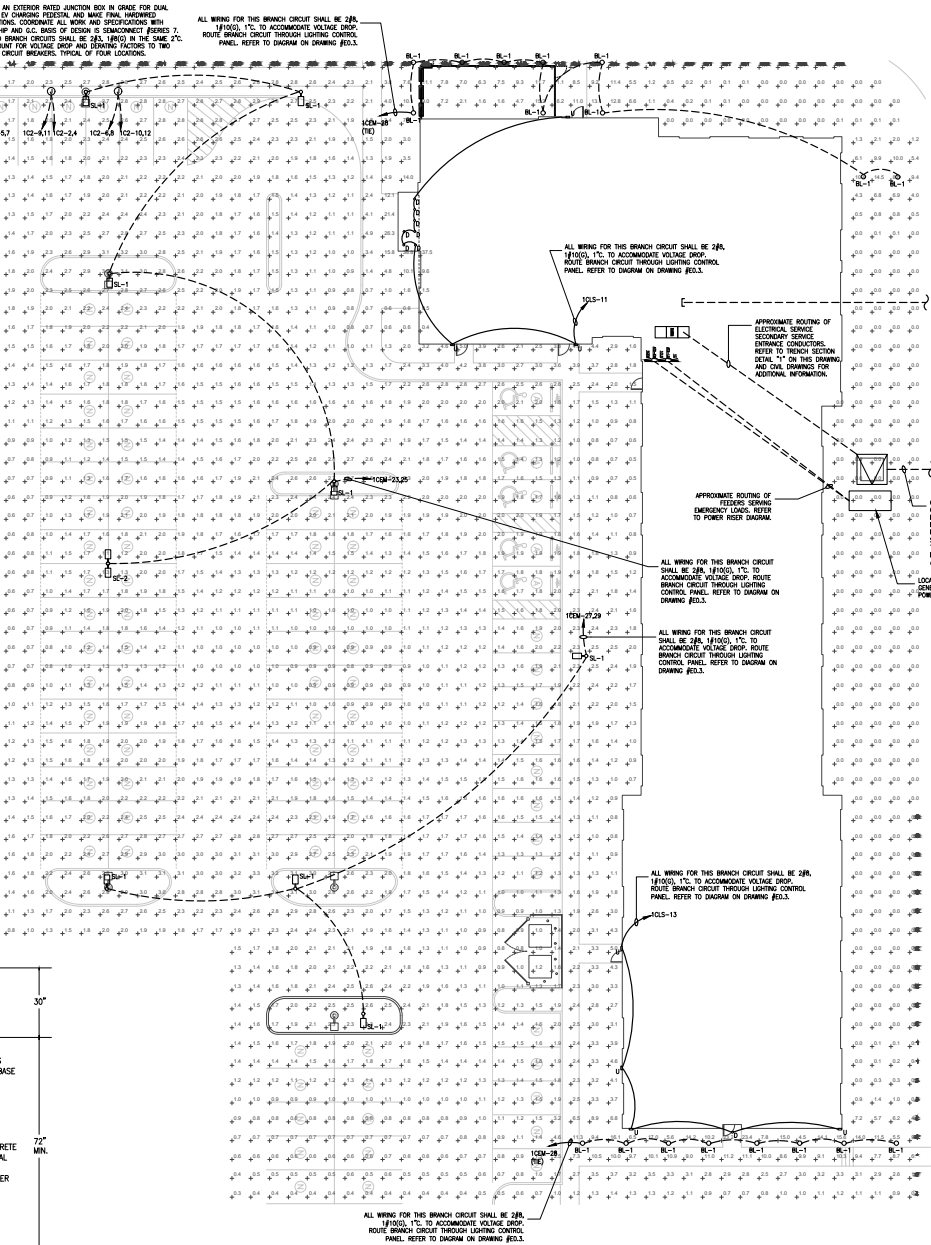
TYPICAL TRENCH SECTION DETAIL #1
NO SCALE



TYPICAL TRENCH SECTION DETAIL #2
NO SCALE



TYPICAL TRENCH SECTION DETAIL #3
NO SCALE



1
ES.1
ELECTRICAL SITE/PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

- TRENCH SECTION CONDUIT LEGEND:
- "E" SECONDARY ELECTRICAL SERVICE ENTRANCE FEEDERS, IN 4" C. REFER TO POWER RISER DIAGRAM.
 - "C" EMPTY 4" CONDUIT WITH PULLWIRE FOR COMMUNICATION WIRING BY OTHERS.
 - "S" SPARE 4" CONDUIT W/ PULLWIRE.
 - "U" EMPTY 5" CONDUIT WITH PULLWIRE FOR UTILITY PRIMARY CONDUCTORS, CONDUCTORS BY UTILITY.



who engineering
2012 West 25th Street, Suite 200
Cincinnati, OH 45211
Phone: 513.227.8505

ATWELL SUITES
AN IHG HOTEL
ERLEN DR. & WINDLE DR., FISHERS, INDIANA 46037
HAMILTON COUNTY
ELECTRICAL SITE/PHOTOMETRIC PLAN

ISSUE / REVISION DATE:
05/04/2022 OWNER REVIEW
06/23/2022 OWNER REVIEW
08/04/2022 PRELIMINARY REVIEW
01/13/2023 FRANCHISE REVIEW
04/21/2023 FRANCHISE REVIEW
06/17/2023 SAXONY DESIGN REVIEW 1
09/19/2023 HIG FINAL REVIEW
11/17/2023 SAXONY DESIGN REVIEW 2
01/26/2024 FOR CONSTRUCTION

SMR Project No. **AWSFIN**

ES.1

Atwell Suites Saxony Public Comments:

Below are the public comments received by residents in neighboring communities. The first comment is from an individual resident who sent an email and petition on behalf of several neighborhoods.

- Patti Tornquist – Speaking on behalf of the residents of Saxony, Brooks Chase, Avalon and Tanglewood neighborhoods.
 - Created a petition that over 430 residents signed (from Saxony, Brooks Chase and Avalon neighborhoods). 13 residents were in support; over 430 were against and of those 238 were from Saxony
 - Project is located close to a daycare, park and many Saxony private homes
 - Project is located on two interior streets that begin and end with Saxony neighborhood and not a main road
 - Hotel will increase traffic, congestion, noise, and trash
 - Safety risks to the residential area
 - Studies say high transient vehicle traffic in a neighborhood can degrade air quality and overall safety (Source: American Association of State Highway and Transport Officials)
 - “At Saxony, the concept of New Urbanism is a driving force in all aspects of the community: Respect for the environment, smart use of the land, open spaces, diverse housing mixed with proportionately scaled business districts, and entertaining retail areas.” (Source: Saxony-Indiana website, [www. Saxony-indiana.com](http://www.Saxony-indiana.com))
 - Shows no respect for environment
 - Not smart use of land
 - Not a proportionally scaled business
 - Just because it can be built in Saxony does not mean it should be
 - Would like hotel moved closer to interstate and away from private homes
- Patti and Scott Tornquist – 12991 Pennington Rd
 - Feedback process for homeowners
 - Asked if project had been approved/Dashboard updated accordingly
 - Asked why there was no public notice
 - Confused why PUD refers to non-residential zoning
 - Confused PUD Committee is the only mechanism to ensure architecture fits with the surrounding neighborhood
 - Asked about the current zoning and how long zoning has been in place.
 - Asked if variance is necessary
- Carrie Smidt, President of Hannover on the Green - No address listed (cc'd others I believe are property owners within Hannover on the Green)
 - Explained residents are not in favor and would like to understand their rights
 - Asked about the approval process including planned notifications and meetings
 - They are organizing a petition with residents attending the meeting on Aug 7
 - Understands that Aug 7 is not a public hearing
 - Asked about public comment process

- Melissa Millis – No address but said she is one and a half blocks down from Atwell Suites on the same street
 - Concerned short term rentals will be encouraged when the covenants prohibit them
 - Concerned about the effect short-term rentals will have on home values across the street
 - Concerned about increased movement of people and traffic. Already increased traffic with the hospital expansion and the traffic pattern/roundabout on Olio
- The Albertsons (Morgan, Traci and Jay) – Live in Saxony residential area
 - Hotel too close to homes, apartments, daycares and preschools
 - Traffic concerns
 - Would like to know reasoning for the proximity of hotel to residential
 - Would like to know hotel benefits to community
 - Believe more suitable locations close to I-69
- Susan Parks – 13391 Lubeck Drive
 - Requested staff report, zoning map, revised elevations
 - Asked for clarification on difference between PUD-M and A2
 - Use does not fit into unique character of neighborhood or Saxony PUD; Hotel's distinctive look is jarring; good planning cannot change it
 - Would like charming two- or three-story hotel
 - Located in Saxony because it's a medical intensive area and has high revenue potential for hotel company and City
 - Nearby commercial areas more sensible because those properties are easily accessible by car
 - Would like hotel to be relocated
 - Number of proposed parking spots out of character for area
 - Other uses proposed (restaurant, brewery and what may be an office building) are all two-story and reflect character of area
 - Would like more than 5 townhomes since housing more in character with neighborhood (ex: could balance development out by adding the same 5 townhomes at the southwest corner of Erlen and Minden instead of the hotel with commercial between two sets of townhomes)
 - Approves of a similar development to that at the nearby commercial corner on 131st street (includes a restaurant, gym, salon, Jack's Donuts and an office-type building). Cluster invites walkability. Others would like this type of development as well.
 - Many planning issues exist because of deliveries, trash, customers, parking lots, building setback from street, outdoor areas, lighting, hours of use, ingress/egress into property as well as from Olio, Pennington and 131st. These issues are exacerbated for a hotel surrounded by residential. Other types of businesses are not 24 hours and close at night to the public.
 - Would like PUD Committee to visit site and look at where it sits in relation to the immediate neighborhood and Saxony as a whole.
- Rob Cseresznyes – No address given
 - Asked where project was in approval process
 - Requested PUD Committee meeting minutes from May 1

- Concerned project has already been approved
- Asked if there is anything neighbors can do
- Rich Correll – Owns property in Hannover on the Green
 - Asked how solidified use is
 - Asked if public comment will be considered in decision

Code public comment that was submitted on behalf of hundreds of homeowners

Coding of Public Comments as of July 17 11 AM (if comment only mentioned once, then there will not be a number by it)

- Feedback process for homeowners/rights of property owners 3
- Where project is at in approval process 1
- Saxony PUD zoning questions 1
- Increased traffic 1
- Was Development Dashboard updated accordingly
- Reason for no public notice
- Is the PUD Committee only mechanism to approve architecture
- How long has current zoning been in place
- Is variance necessary
- Concerned short term rentals will be encouraged when they are prohibited by covenants
- Concerned about effect of short term rentals on home values
- Concerned about increased movement of people
- Hotel too close to homes, apartments, daycares and preschools
- What are the benefits of the hotel to the community
- Already increased traffic with the hospital expansion and the traffic pattern/roundabout on Olio
- Believe more suitable locations close to I-69
- How solidified is the use
- Will public comment be considered in decision
- Concerned project is already approved

Petition to Relocate Saxony Atwell Suites

We, the residents of the Saxony neighborhood in Fishers, Indiana, object to the proposed location of the Atwell Suites hotel at the corner of Minden & Erlen Drives.

Minden and Erlen are both interior streets, close to a daycare and a park, and close to many Saxony private homes. Introducing a hotel in this location will increase traffic, congestion, and safety risks in a residential area. Studies reveal that high transient vehicle traffic in a neighborhood can degrade air quality and overall safety (American Association of State Highway and Transport Officials).

In addition, a hotel does not fit Republic Development's advertised vision of Saxony as a neighborhood with *smart use of the land, open spaces ... and proportionately scaled business districts*. (ref <https://www.saxony-indiana.com/live/places/new-urbanism.html>)

Please sign this petition urging Republic Development to move the proposed hotel to a different lot nearer 136th & Olio. Let's help Republic & the Atwell Suites recognize that the proposed location for this hotel is diametrically opposed to their advertised vision for the residential neighborhood, and has a negative impact through increased traffic and safety risks.

Please sign this petition now.

* Indicates required question

1. Email *

Proposed Atwell Suites Location



2. I am against the construction of a hotel (currently Atwell Suites; 4 stories) at the SW *
corner of Minden & Erlen Drives as proposed by Republic Development.

Mark only one oval.

- ☐ Yes (against)
- ☐ No (not against)

3. Section of Saxony *

Mark only one oval.

- ☐ The Residences & Cottages
- ☐ Hannover on the Green
- ☐ Parkside Towns at Saxony
- ☐ The Villas
- ☐ 131 Place
- ☐ Saxony Townhomes
- ☐ Carriage Manor
- ☐ Other

4. Name *

5. Street Address *

This content is neither created nor endorsed by Google.

Google Forms

Timestamp	I am against the constr	Section of Saxony	Name
7/11/2024 15:00:01	Yes (against)	The Villas	Justin Ferestad
7/11/2024 16:34:48	Yes (against)	The Residences & Cott	Taylor Fanning
7/11/2024 16:35:02	Yes (against)	Hannover on the Greer	Scott Crilly
7/11/2024 16:35:08	Yes (against)	The Residences & Cott	Thomas Tisch
7/11/2024 16:36:56	Yes (against)	The Residences & Cott	Alyssa Wolber
7/11/2024 16:38:55	Yes (against)	The Residences & Cott	karen gardner
7/11/2024 16:38:59	Yes (against)	Parkside Towns at Sax	Matthew Chittick
7/11/2024 16:39:21	Yes (against)	The Residences & Cott	Sarah Cadwallader
7/11/2024 16:39:29	Yes (against)	The Residences & Cott	Traci Nelson-Albertson
7/11/2024 16:39:39	Yes (against)	Hannover on the Greer	Tina Girvin
7/11/2024 16:39:44	Yes (against)	The Residences & Cott	Jeff Bishop
7/11/2024 16:39:45	Yes (against)	The Residences & Cott	Molly
7/11/2024 16:40:00	Yes (against)	Saxony Townhomes	Jaclyn Jones
7/11/2024 16:40:17	Yes (against)	The Residences & Cott	Scott Tornquist
7/11/2024 16:41:04	Yes (against)	The Residences & Cott	Dawn May
7/11/2024 16:41:10	Yes (against)	The Residences & Cott	Steve Clark
7/11/2024 16:42:03	Yes (against)	The Residences & Cott	Brooke Hash
7/11/2024 16:43:10	Yes (against)	Hannover on the Greer	Tammy Tilley
7/11/2024 16:44:26	No (not against)	Hannover on the Greer	Pat McGhee
7/11/2024 16:44:31	Yes (against)	Parkside Towns at Sax	Anuradha Rani
7/11/2024 16:44:39	Yes (against)	Hannover on the Greer	Ethan Romba
7/11/2024 16:44:54	Yes (against)	The Residences & Cott	Matthew Bourne
7/11/2024 16:46:53	Yes (against)	131 Place	Sara Papas
7/11/2024 16:47:53	No (not against)	Hannover on the Greer	Michelle Sharma
7/11/2024 16:48:48	Yes (against)	The Residences & Cott	Frank Berg
7/11/2024 16:49:57	Yes (against)	Carriage Manor	Karen Byers
7/11/2024 16:52:00	Yes (against)	Carriage Manor	Robyn Charles
7/11/2024 16:52:07	Yes (against)	131 Place	Becky Sheldon
7/11/2024 16:52:11	Yes (against)	Hannover on the Greer	Kevin and Debra Hert
7/11/2024 16:52:57	Yes (against)	The Residences & Cott	Daniel McGrew
7/11/2024 16:54:15	Yes (against)	Saxony Townhomes	Kristy Geesy
7/11/2024 16:54:34	Yes (against)	Hannover on the Greer	Jami Miller
7/11/2024 16:54:50	Yes (against)	The Residences & Cott	Jimmy Pike
7/11/2024 16:55:05	Yes (against)	Saxony Townhomes	Bhupinder Kumar
7/11/2024 16:55:43	Yes (against)	The Residences & Cott	Todd Brakke
7/11/2024 16:57:21	Yes (against)	The Residences & Cott	Jada Berg
7/11/2024 17:00:47	Yes (against)	Hannover on the Greer	Scott Tilley
7/11/2024 17:06:28	Yes (against)	The Residences & Cott	Leslie Galbreath
7/11/2024 17:07:01	Yes (against)	The Residences & Cott	Ron Walker
7/11/2024 17:07:40	Yes (against)	The Residences & Cott	Alissa Napier
7/11/2024 17:09:36	Yes (against)	The Residences & Cott	Jeff and Lori Dupree
7/11/2024 17:10:09	Yes (against)	The Residences & Cott	Lynn Carter
7/11/2024 17:11:20	Yes (against)	131 Place	Andrew Bolinger

7/11/2024 17:11:55 Yes (against)	The Residences & Cott Kara Rice
7/11/2024 17:11:55 Yes (against)	Hannover on the Greer Ana M Faget Betancou
7/11/2024 17:12:21 Yes (against)	The Residences & Cott Jodie Stults
7/11/2024 17:14:10 Yes (against)	Hannover on the Greer Ana Gabriela Cuevas-F
7/11/2024 17:17:25 Yes (against)	Saxony Townhomes Elizabeth Boaz
7/11/2024 17:17:36 Yes (against)	The Villas Kim Opsahl
7/11/2024 17:22:40 Yes (against)	The Residences & Cott Allison Johnson
7/11/2024 17:27:55 Yes (against)	The Residences & Cott Robbie Stevens
7/11/2024 17:28:35 Yes (against)	The Residences & Cott Chris Johnson
7/11/2024 17:34:57 Yes (against)	The Residences & Cott Janet Berg
7/11/2024 17:35:29 Yes (against)	The Residences & Cott Naomi Murtagh
7/11/2024 17:37:01 Yes (against)	The Residences & Cott Alan Bledsoe
7/11/2024 17:38:32 Yes (against)	The Residences & Cott Kyla Berg
7/11/2024 17:41:03 Yes (against)	The Residences & Cott Lyndea ward
7/11/2024 17:41:41 Yes (against)	The Residences & Cott Terry Wozniak
7/11/2024 17:43:42 Yes (against)	Saxony Townhomes Alan Muse
7/11/2024 17:44:19 Yes (against)	The Residences & Cott Londa Habecker
7/11/2024 17:44:50 Yes (against)	The Residences & Cott Laura Wozniak
7/11/2024 17:49:53 Yes (against)	Carriage Manor Kelly salter
7/11/2024 17:51:42 Yes (against)	The Residences & Cott Mindy Walker
7/11/2024 17:51:45 Yes (against)	The Residences & Cott John Johns
7/11/2024 17:52:44 Yes (against)	Parkside Towns at Sax Brooke boys
7/11/2024 17:53:26 Yes (against)	131 Place Stephen Sheldon
7/11/2024 17:55:38 Yes (against)	The Residences & Cott Noelle Stone
7/11/2024 17:55:40 Yes (against)	Hannover on the Greer Lisa Dimitroff
7/11/2024 17:56:15 Yes (against)	The Residences & Cott Meghan Pike
7/11/2024 17:59:19 Yes (against)	The Villas Cindy Marin
7/11/2024 18:00:17 Yes (against)	Carriage Manor Melissa Halinski
7/11/2024 18:01:02 Yes (against)	The Residences & Cott Kara McMurtrey
7/11/2024 18:03:24 Yes (against)	The Residences & Cott Mary Ellen North
7/11/2024 18:03:26 Yes (against)	Hannover on the Greer Amy Compton
7/11/2024 18:05:28 Yes (against)	The Residences & Cott Paul McMurtrey
7/11/2024 18:06:09 Yes (against)	The Residences & Cott Andrea Bledsoe
7/11/2024 18:08:09 Yes (against)	The Residences & Cott Angie Konold
7/11/2024 18:08:47 Yes (against)	The Residences & Cott Angie Trussel
7/11/2024 18:08:51 Yes (against)	The Villas Andi
7/11/2024 18:09:37 No (not against)	The Residences & Cott Teresa Hollingsworth
7/11/2024 18:09:42 No (not against)	The Residences & Cott Bill Trussel
7/11/2024 18:13:10 Yes (against)	Saxony Townhomes Sarah Whipp
7/11/2024 18:14:15 Yes (against)	The Residences & Cott Jennifer Silver
7/11/2024 18:16:01 Yes (against)	The Residences & Cott Danielle Wagers
7/11/2024 18:17:01 Yes (against)	The Residences & Cott Jennifer Broering
7/11/2024 18:18:12 Yes (against)	The Residences & Cott Christine Robbins
7/11/2024 18:22:35 Yes (against)	The Residences & Cott Michele Osborne

7/11/2024 18:26:16 Yes (against)
 7/11/2024 18:27:07 Yes (against)
 7/11/2024 18:28:41 Yes (against)
 7/11/2024 18:29:16 Yes (against)
 7/11/2024 18:33:48 Yes (against)
 7/11/2024 18:33:57 Yes (against)
 7/11/2024 18:34:34 Yes (against)
 7/11/2024 18:37:30 Yes (against)
 7/11/2024 18:43:26 Yes (against)
 7/11/2024 18:43:53 Yes (against)
 7/11/2024 18:53:00 Yes (against)
 7/11/2024 18:54:14 Yes (against)
 7/11/2024 18:58:37 Yes (against)
 7/11/2024 19:03:16 Yes (against)
 7/11/2024 19:04:55 Yes (against)
 7/11/2024 19:07:47 Yes (against)
 7/11/2024 19:11:32 Yes (against)
 7/11/2024 19:20:59 Yes (against)
 7/11/2024 19:22:23 Yes (against)
 7/11/2024 19:24:00 Yes (against)
 7/11/2024 19:38:38 Yes (against)
 7/11/2024 19:38:48 Yes (against)
 7/11/2024 19:40:25 Yes (against)
 7/11/2024 19:42:28 Yes (against)
 7/11/2024 19:44:43 Yes (against)
 7/11/2024 19:46:18 Yes (against)
 7/11/2024 19:49:26 Yes (against)
 7/11/2024 19:59:51 Yes (against)
 7/11/2024 20:02:28 Yes (against)
 7/11/2024 20:06:33 Yes (against)
 7/11/2024 20:12:09 Yes (against)
 7/11/2024 20:14:07 Yes (against)
 7/11/2024 20:18:26 Yes (against)
 7/11/2024 20:24:45 Yes (against)
 7/11/2024 20:28:31 Yes (against)
 7/11/2024 20:33:23 Yes (against)
 7/11/2024 20:36:46 Yes (against)
 7/11/2024 20:45:42 Yes (against)
 7/11/2024 20:47:59 Yes (against)
 7/11/2024 20:49:32 Yes (against)
 7/11/2024 20:51:57 Yes (against)
 7/11/2024 20:53:58 Yes (against)
 7/11/2024 20:57:49 Yes (against)
 7/11/2024 21:00:01 Yes (against)

The Residences & Cott Jason Johnson
 The Residences & Cott Phil kopka
 The Villas Michele Snyder
 The Residences & Cott Audry Messersmith
 The Residences & Cott Rebecca Wiedman
 The Residences & Cott Carol Potter
 The Residences & Cott Robert Potter
 The Residences & Cott Julie Craft
 The Residences & Cott Steven Arnold
 The Residences & Cott Cindy Sales
 The Residences & Cott Tamar montalvo
 Saxony Townhomes Paul Podlejski
 The Residences & Cott Amy Chamberlain
 The Residences & Cott Eileen Murphy
 The Residences & Cott Fermon L Owens
 The Residences & Cott Carla Matas
 The Residences & Cott Randy Geiger
 The Residences & Cott Laura Graham
 The Residences & Cott Aadya Mittal
 The Villas Aimee Day
 The Villas Allen Duros
 The Residences & Cott Christina McIntosh
 The Villas Erin Duros
 The Residences & Cott Teresa Rondot
 The Residences & Cott Madeline McIntosh
 The Residences & Cott Lauren McIntosh
 Carriage Manor Kimberly Baker
 Carriage Manor Josh Goyke
 Carriage Manor Ann McGrew
 The Residences & Cott Brandi Schuster
 The Residences & Cott Bill Wetzel
 The Residences & Cott Al Wetzel
 The Residences & Cott Jill and Joseph Byrne
 The Residences & Cott Cheryl Nichols
 The Residences & Cott Robert Seidler
 The Residences & Cott Maria Gagliardi
 Hannover on the Greer Jennifer Gorsuch
 The Residences & Cott Aaron Whipp
 The Residences & Cott Susan Alt
 The Residences & Cott David Alt
 Carriage Manor Katie Wangler
 The Residences & Cott Mark Broering
 Carriage Manor Erik Olson
 The Villas Pam Blessinger

7/11/2024 21:01:00 Yes (against)	The Residences & Cott Caryn Wilkinson
7/11/2024 21:01:04 Yes (against)	The Residences & Cott Stephen Fountain
7/11/2024 21:04:28 Yes (against)	Carriage Manor Travis Brinneman
7/11/2024 21:04:58 Yes (against)	The Residences & Cott Sarah Whipp
7/11/2024 21:05:48 Yes (against)	The Residences & Cott Ashley Ieffel
7/11/2024 21:08:14 Yes (against)	The Residences & Cott Steve Cadwallader
7/11/2024 21:10:01 Yes (against)	Parkside Towns at Sax Freda Anthony
7/11/2024 21:10:42 Yes (against)	The Residences & Cott Chris Harris
7/11/2024 21:12:06 Yes (against)	The Residences & Cott Gary Gagliardi
7/11/2024 21:12:55 Yes (against)	The Residences & Cott Paul Habecker
7/11/2024 21:15:37 Yes (against)	The Residences & Cott Dianne Colquitt
7/11/2024 21:18:18 Yes (against)	The Villas Amanda Steenbergen
7/11/2024 21:19:38 Yes (against)	The Residences & Cott Jessica
7/11/2024 21:23:31 Yes (against)	The Residences & Cott Noelle Bourne
7/11/2024 21:35:08 Yes (against)	The Residences & Cott Jill Downey
7/11/2024 21:55:06 Yes (against)	The Residences & Cott Amy Mullins
7/11/2024 21:56:11 Yes (against)	Parkside Towns at Sax Angelina Glumac
7/11/2024 21:56:21 Yes (against)	The Residences & Cott Norman Almodovar
7/11/2024 22:08:12 Yes (against)	The Residences & Cott Toni and Mike Wolley
7/11/2024 22:24:59 Yes (against)	Hannover on the Greer Kevin M Hert
7/11/2024 22:28:04 Yes (against)	The Residences & Cott Michael Osborne
7/11/2024 22:41:51 Yes (against)	The Villas Leah Hintz
7/11/2024 22:45:28 Yes (against)	Hannover on the Greer I
7/11/2024 23:39:28 Yes (against)	The Residences & Cott Bonnie Lavery
7/11/2024 23:49:11 Yes (against)	The Residences & Cott Ann marie fischer
7/12/2024 0:07:02 Yes (against)	The Villas Jeffrey Hintz
7/12/2024 0:10:32 Yes (against)	The Villas Brenda Lubbers
7/12/2024 1:22:25 Yes (against)	The Villas Gloria Naser
7/12/2024 1:29:22 Yes (against)	The Villas Mark Naser
7/12/2024 5:22:07 Yes (against)	The Residences & Cott Mark Litwiler
7/12/2024 6:35:37 Yes (against)	The Villas Justin Davis
7/12/2024 6:52:28 Yes (against)	The Villas Amy Lowry
7/12/2024 7:13:15 Yes (against)	The Residences & Cott Jay Albertson
7/12/2024 7:22:01 Yes (against)	The Villas Maureen Lee
7/12/2024 7:31:53 Yes (against)	The Residences & Cott Mike Lawson
7/12/2024 7:32:16 Yes (against)	The Residences & Cott Doug Wolber
7/12/2024 7:41:20 Yes (against)	The Villas Rachael Hiday
7/12/2024 7:45:41 Yes (against)	Carriage Manor Alexa Brinneman
7/12/2024 8:04:14 Yes (against)	The Residences & Cott Aditya Neelakantan
7/12/2024 8:12:21 Yes (against)	The Residences & Cott Michelle Merrell
7/12/2024 8:19:53 Yes (against)	The Residences & Cott John Senese
7/12/2024 8:21:16 Yes (against)	The Residences & Cott Sara Senese
7/12/2024 8:36:10 Yes (against)	Carriage Manor Donna Franklin
7/12/2024 9:10:33 Yes (against)	The Residences & Cott Mary Jean Ellis

7/12/2024 9:22:46 Yes (against)	The Villas	Cynthia S Kiser
7/12/2024 9:26:17 Yes (against)	The Residences & Cott	Megan Loney
7/12/2024 9:47:41 Yes (against)	The Residences & Cott	Brad Lewis
7/12/2024 9:47:06 Yes (against)	The Villas	Jenna Duros
7/12/2024 9:56:26 Yes (against)	Hannover on the Greer	Kathy Dent
7/12/2024 9:59:00 Yes (against)	The Residences & Cott	Maria DeAnda Lewis
7/12/2024 11:12:40 Yes (against)	The Residences & Cott	Adam Fairfield
7/12/2024 11:49:08 Yes (against)	Hannover on the Greer	donna p rose
7/12/2024 12:29:55 Yes (against)	The Residences & Cott	Tom Shrader
7/12/2024 12:56:03 Yes (against)	Parkside Towns at Sax	Sasa Glumac
7/12/2024 12:56:03 Yes (against)	The Residences & Cott	Bayla Graham
7/12/2024 12:59:07 Yes (against)	The Residences & Cott	Stacey Viars
7/12/2024 13:13:18 Yes (against)	The Residences & Cott	Aron Schuster
7/12/2024 13:27:56 Yes (against)	The Residences & Cott	Chris Calvin
7/12/2024 13:30:33 Yes (against)	Hannover on the Greer	Harold smoot
7/12/2024 13:32:19 Yes (against)	Hannover on the Greer	Dustin Hendricks
7/12/2024 13:35:11 Yes (against)	Hannover on the Greer	Amy Hendricks
7/12/2024 14:40:19 Yes (against)	The Residences & Cott	Susan C. Parks
7/12/2024 14:42:08 Yes (against)	Parkside Towns at Sax	Haley Jonson
7/12/2024 15:36:38 Yes (against)	Carriage Manor	Randy J Hitt
7/12/2024 15:56:56 Yes (against)	Carriage Manor	Lindy Ngono
7/12/2024 16:07:08 Yes (against)	The Villas	Jason Stellema
7/12/2024 16:08:28 Yes (against)	Carriage Manor	Marcos Galan
7/12/2024 16:10:56 Yes (against)	The Residences & Cott	Karen Hughes Kleinma
7/12/2024 16:11:20 Yes (against)	Carriage Manor	Susan Galan
7/12/2024 16:41:23 Yes (against)	Saxony Townhomes	Paul Fisher
7/12/2024 17:11:22 Yes (against)	The Residences & Cott	Kelly Thompson
7/12/2024 17:13:24 Yes (against)	The Residences & Cott	Clayton Thompson
7/12/2024 17:56:26 Yes (against)	The Residences & Cott	Amanda Sedberry
7/12/2024 18:14:00 Yes (against)	Hannover on the Greer	Noreen Kelly
7/12/2024 18:22:38 Yes (against)	The Villas	Hayley Ferestad
7/12/2024 18:42:40 Yes (against)	Hannover on the Greer	Paige Crilly
7/12/2024 19:08:29 Yes (against)	The Residences & Cott	Erika Clark
7/12/2024 19:21:25 Yes (against)	The Residences & Cott	Julie King
7/12/2024 19:35:07 Yes (against)	The Villas	Melissa Peters
7/12/2024 22:46:22 Yes (against)	The Residences & Cott	David Boyd
7/12/2024 22:48:55 Yes (against)	Hannover on the Greer	Tania Harrington
7/13/2024 0:49:36 Yes (against)	The Residences & Cott	Kersti Hash
7/13/2024 0:58:37 Yes (against)	Other	Karen Cook
7/13/2024 7:25:42 Yes (against)	Saxony Townhomes	Zachary Barley
7/13/2024 7:29:36 Yes (against)	Saxony Townhomes	Jessica Anderson
7/13/2024 8:00:36 Yes (against)	Other	Brad Mullins
7/13/2024 8:40:28 Yes (against)	The Villas	Heather Jenkins
7/13/2024 8:53:17 Yes (against)	The Villas	Zach Gentry

7/13/2024 8:53:23 Yes (against)	The Villas	Anisa Jallal
7/13/2024 9:04:57 Yes (against)	The Villas	Katie Chamberlain
7/13/2024 9:09:30 Yes (against)	The Villas	TRAVIS CHAMBERLAI
7/13/2024 9:37:24 Yes (against)	The Villas	Kristine Seals
7/13/2024 9:46:09 Yes (against)	The Villas	Jared Marr
7/13/2024 12:33:00 Yes (against)	The Villas	Tim Flesch
7/13/2024 12:52:37 Yes (against)	The Villas	Chaoch Seidensticker
7/13/2024 13:50:59 Yes (against)	The Residences & Cott	Peggy Bell
7/13/2024 14:14:11 Yes (against)	The Villas	David Richardson
7/13/2024 17:37:04 Yes (against)	The Villas	Danny Mackey
7/13/2024 18:10:34 Yes (against)	The Villas	Jeffrey Delozier
7/13/2024 19:33:55 Yes (against)	The Residences & Cott	Angel Diehl
7/13/2024 19:46:13 Yes (against)	The Residences & Cott	Chase Arnett
7/14/2024 7:03:11 Yes (against)	Saxony Townhomes	Maddison Barley
7/14/2024 8:36:04 Yes (against)	Saxony Townhomes	Robert Moorman
7/14/2024 10:22:01 Yes (against)	The Villas	David Sauve
7/14/2024 10:43:09 Yes (against)	The Villas	Leonela Sauve
7/14/2024 22:41:06 Yes (against)	The Villas	Kirk Keaffaber
7/14/2024 23:40:41 No (not against)	Parkside Towns at Sax	Camille Caggiano
7/15/2024 9:00:32 Yes (against)	Parkside Towns at Sax	Karen Jonkman
7/15/2024 9:07:40 Yes (against)	The Residences & Cott	Jason McIntosh
7/15/2024 10:13:34 Yes (against)	The Residences & Cott	JENNIFER HARRIS
7/15/2024 10:16:03 Yes (against)	Hannover on the Greer	Carrie Smidt
7/15/2024 10:19:15 Yes (against)	Hannover on the Greer	Sue Hoffman
7/15/2024 11:10:36 Yes (against)	The Villas	Rob Cseresznyes
7/15/2024 12:06:22 Yes (against)	Saxony Townhomes	Don't put a hotel in my
7/15/2024 18:05:24 Yes (against)	Other	Genevieve Knight
7/15/2024 18:06:23 Yes (against)	Other	Steven Parks
7/15/2024 18:07:12 Yes (against)	Other	Tim cheesman
7/15/2024 18:07:49 Yes (against)	Other	Amy Ewing
7/15/2024 18:10:07 Yes (against)	Other	Cindy Cheesman
7/15/2024 18:13:02 Yes (against)	Hannover on the Greer	Katie Robbins
7/15/2024 18:19:57 Yes (against)	Other	Meghan Vogt
7/15/2024 18:23:56 Yes (against)	Other	Sylvia Howard
7/15/2024 18:34:27 Yes (against)	Other	Mark Walters
7/15/2024 18:36:17 Yes (against)	Other	Vanessa Wagner
7/15/2024 18:36:59 Yes (against)	Other	Skii Ficklin
7/15/2024 18:49:41 Yes (against)	Other	Hanisha Chahal
7/15/2024 18:50:16 Yes (against)	Other	Cody Ottinger
7/15/2024 19:03:42 Yes (against)	Other	Veronica
7/15/2024 19:05:02 Yes (against)	Other	Katelyn Mooney
7/15/2024 19:19:31 Yes (against)	Other	Jason Hartsell
7/15/2024 19:23:01 Yes (against)	Other	Shawn Canaday
7/15/2024 19:26:02 Yes (against)	Other	Charles Thomas

7/15/2024 19:29:57 Yes (against)	Other	Priyanka
7/15/2024 19:40:37 Yes (against)	Other	Trisha Drane
7/15/2024 19:42:39 Yes (against)	Hannover on the Greer	Elaine Talarico
7/15/2024 19:43:52 Yes (against)	Other	Jennifer McDaniel
7/15/2024 19:58:42 Yes (against)	Other	Amanda Krug
7/15/2024 20:00:37 Yes (against)	Other	Kristen Long
7/15/2024 20:04:33 Yes (against)	Other	Jessica Griffis
7/15/2024 20:10:06 Yes (against)	Other	Kayla Kaps
7/15/2024 20:23:24 Yes (against)	Other	Julie Chambers
7/15/2024 20:31:31 Yes (against)	Other	Kelli Dewell
7/15/2024 20:46:59 Yes (against)	Other	Kailyn
7/15/2024 20:52:50 Yes (against)	Other	Shealynn Krieg
7/15/2024 20:59:25 Yes (against)	Other	Brooks Chase
7/15/2024 21:01:59 Yes (against)	Other	Megan
7/15/2024 21:03:45 Yes (against)	Other	Tajinder shermar
7/15/2024 21:03:47 Yes (against)	Other	Joshua Frazier
7/15/2024 21:04:32 Yes (against)	Other	Stephen pidgeon
7/15/2024 21:07:38 Yes (against)	Other	Sally Bunce
7/15/2024 21:07:53 Yes (against)	Other	Amber Pidgeon
7/15/2024 21:13:00 Yes (against)	Other	April Morales
7/15/2024 21:23:48 Yes (against)	Other	Jaclyn Stump
7/15/2024 21:26:01 Yes (against)	Other	Stanley Frazier
7/15/2024 21:27:24 Yes (against)	Other	Amy Borzymowski
7/15/2024 21:38:50 Yes (against)	Other	Cindy
7/15/2024 21:45:14 Yes (against)	Other	Heidi Adams
7/15/2024 21:48:35 Yes (against)	Other	Kathy Fearnow
7/15/2024 21:58:16 Yes (against)	Other	Heather Lane
7/15/2024 22:09:34 Yes (against)	Other	Kristen Wickard
7/15/2024 22:14:18 Yes (against)	Other	Frieda Weigle
7/15/2024 22:18:17 Yes (against)	131 Place	Wardia
7/15/2024 22:26:35 Yes (against)	Other	Jonathon Shaw
7/15/2024 22:55:46 Yes (against)	Other	Jerahya Wright
7/15/2024 23:03:20 Yes (against)	Other	Katie Wondergem
7/16/2024 0:20:54 Yes (against)	Other	Jason Maier
7/16/2024 2:32:28 No (not against)	Other	Robert
7/16/2024 2:33:31 Yes (against)	Other	Megan Muse
7/16/2024 4:24:00 Yes (against)	Saxony Townhomes	Teresa whippo
7/16/2024 6:47:47 Yes (against)	Other	Joseph Stoldt
7/16/2024 8:09:08 Yes (against)	Other	Mark Crum
7/16/2024 10:01:36 Yes (against)	Other	Brandon Robbins
7/16/2024 10:56:44 Yes (against)	Other	Crystal
7/16/2024 11:22:22 Yes (against)	Other	Megan Read
7/16/2024 12:47:43 Yes (against)	Other	Ronald Arguello
7/16/2024 14:11:05 Yes (against)	Other	Amy Brownson

7/16/2024 14:22:49 Yes (against)	Other	Paige Grant
7/16/2024 15:00:17 No (not against)	Saxony Townhomes	Cierra
7/16/2024 15:39:15 Yes (against)	Carriage Manor	Catherine Wellington
7/16/2024 17:16:23 Yes (against)	The Villas	noni dhindsa
7/16/2024 18:10:41 Yes (against)	Other	Ron
7/16/2024 18:23:01 Yes (against)	Saxony Townhomes	Dolph Reissig
7/16/2024 20:31:38 Yes (against)	The Villas	Grant Duros
7/16/2024 20:35:27 Yes (against)	The Villas	Paul Simonetti
7/16/2024 21:25:11 Yes (against)	The Residences & Cott	Jack Selby
7/16/2024 21:52:26 Yes (against)	The Villas	Tina Richardson
7/16/2024 21:54:39 Yes (against)	The Residences & Cott	Diana Weber
7/16/2024 21:58:46 Yes (against)	Other	Casie Hall
7/16/2024 22:00:38 Yes (against)	Other	Cathy Alexander
7/16/2024 22:03:03 Yes (against)	Other	Shannon Fissel
7/16/2024 22:06:12 Yes (against)	The Residences & Cott	Michael Wolley
7/16/2024 22:20:49 Yes (against)	Other	Ashley Bittner
7/16/2024 22:22:27 Yes (against)	The Residences & Cott	Annissa Weiler
7/16/2024 22:30:48 Yes (against)	The Residences & Cott	Kim Calvin
7/16/2024 22:38:06 Yes (against)	Other	Abigail Mulligan
7/16/2024 22:52:09 Yes (against)	The Residences & Cott	Cliff Robbins
7/16/2024 23:03:10 Yes (against)	The Residences & Cott	Deb Darlington
7/16/2024 23:15:35 Yes (against)	The Residences & Cott	Trish Hoffman
7/16/2024 23:18:24 Yes (against)	The Residences & Cott	Whittney Hoffman
7/16/2024 23:22:46 Yes (against)	The Residences & Cott	Abby Wilkinson
7/16/2024 23:36:43 Yes (against)	Other	Danielle Rath
7/17/2024 0:10:45 Yes (against)	Saxony Townhomes	Lindsey Rominger
7/17/2024 1:07:48 Yes (against)	Hannover on the Greer	Jodi Bonewitz
7/17/2024 1:25:39 Yes (against)	The Villas	emily kelly
7/17/2024 1:41:10 Yes (against)	Other	Alicia
7/17/2024 5:13:52 Yes (against)	Other	Katherine Beisel
7/17/2024 5:19:26 Yes (against)	Other	Karin McDermott
7/17/2024 6:05:36 Yes (against)	Parkside Towns at Sax	Alexa Jonson
7/17/2024 6:29:52 Yes (against)	131 Place	Carmyn Forbes
7/17/2024 7:06:05 Yes (against)	Other	Larissa Satterfield
7/17/2024 7:15:12 Yes (against)	Carriage Manor	ERIC A WILLARD
7/17/2024 7:18:41 Yes (against)	The Residences & Cott	Kari Patterson
7/17/2024 7:23:03 Yes (against)	Carriage Manor	Nicholas Fanning
7/17/2024 7:35:18 Yes (against)	The Villas	Beth Reissig
7/17/2024 7:46:04 Yes (against)	The Residences & Cott	Beth Springer
7/17/2024 7:58:02 Yes (against)	Other	Kerri
7/17/2024 8:03:40 Yes (against)	Other	Stephanie Sleziak
7/17/2024 8:15:32 Yes (against)	Hannover on the Greer	Rebecca Seal
7/17/2024 8:24:10 No (not against)	Parkside Towns at Sax	Bennett
7/17/2024 8:27:13 Yes (against)	The Villas	Sarah Davis

7/17/2024 8:32:27 Yes (against)	Other	Kathy Tingwald
7/17/2024 8:45:45 Yes (against)	The Residences & Cott	Cheryl Fairfield
7/17/2024 9:19:51 Yes (against)	The Residences & Cott	Jade Sharpe
7/17/2024 9:57:02 Yes (against)	The Villas	Ben clark
7/17/2024 10:05:26 Yes (against)	Other	Allie clason
7/17/2024 10:20:04 Yes (against)	Other	Jon Rolfsen
7/17/2024 11:23:03 Yes (against)	The Villas	Deb Grillo
7/17/2024 11:40:39 Yes (against)	The Residences & Cott	Mark Hoffman
7/17/2024 13:15:43 Yes (against)	The Villas	Thomas Laslie
7/17/2024 14:14:55 Yes (against)	Other	Lily Smitha
7/17/2024 14:28:30 Yes (against)	Other	LHO
7/17/2024 17:26:52 Yes (against)	The Villas	Sarah Hess
7/17/2024 17:27:04 Yes (against)	Other	Scott Medalen
7/17/2024 17:44:50 Yes (against)	Other	Tammy Follis
7/17/2024 17:46:22 Yes (against)	Other	Jamie Follis
7/17/2024 17:56:26 Yes (against)	Other	Craig Hintz
7/17/2024 17:57:05 Yes (against)	Other	Carolynn Bierer
7/17/2024 17:59:55 Yes (against)	Other	Michael Bavender
7/17/2024 18:07:04 Yes (against)	Other	Heather
7/17/2024 18:18:03 Yes (against)	The Villas	Sarah Burke
7/17/2024 18:37:24 Yes (against)	Other	Mark Jones
7/17/2024 18:46:01 Yes (against)	Other	Esmeralda Norris
7/17/2024 18:48:25 Yes (against)	Other	David Long
7/17/2024 18:52:57 Yes (against)	The Villas	Ben Wilkinson
7/17/2024 18:56:58 Yes (against)	Other	Joanna Isley
7/17/2024 19:06:28 Yes (against)	Other	Rob Hampton
7/17/2024 19:39:03 Yes (against)	Other	Amy Schlemma
7/17/2024 19:46:18 Yes (against)	Other	Courtney Harreld
7/17/2024 19:51:09 Yes (against)	Other	Susan Hintz
7/17/2024 19:52:57 Yes (against)	Other	Chad Mann
7/17/2024 19:54:52 Yes (against)	Other	Joyce Blum
7/17/2024 20:07:55 Yes (against)	Other	Chris Ficklin
7/17/2024 20:24:36 Yes (against)	The Villas	Lisa Mitchell
7/17/2024 20:33:58 Yes (against)	The Residences & Cott	Donna Tisch
7/17/2024 20:48:56 Yes (against)	Other	Robin Wildman
7/17/2024 20:50:39 Yes (against)	Other	Paige Hyde
7/17/2024 21:05:15 Yes (against)	The Residences & Cott	Fay Montalvo
7/17/2024 21:16:38 Yes (against)	The Residences & Cott	Deborah Miller
7/17/2024 22:02:12 Yes (against)	The Residences & Cott	Aimee Pratt
7/17/2024 22:10:28 Yes (against)	The Residences & Cott	Jenny Neff
7/18/2024 0:49:25 Yes (against)	Saxony Townhomes	Tony Dal Santo
7/18/2024 8:17:03 Yes (against)	Other	Randal Miller
7/18/2024 9:13:27 No (not against)	The Residences & Cott	Darius Norwood
7/18/2024 9:34:43 Yes (against)	Hannover on the Greer	Kevin Hert

7/18/2024 10:13:19 Yes (against)	Other	Jenella Hui
7/18/2024 11:49:18 Yes (against)	Other	Cindy Cannon
7/18/2024 12:48:27 Yes (against)	Hannover on the Greer	John Compton
7/18/2024 12:52:07 Yes (against)	Hannover on the Greer	Amy Sizemore
7/18/2024 14:19:14 Yes (against)	Other	Adam Ballard
7/18/2024 18:22:03 Yes (against)	Other	Susan Fields
7/18/2024 19:37:24 No (not against)	Other	Rebecca Jessiman
7/18/2024 20:37:36 Yes (against)	The Residences & Cott	Rocco
7/18/2024 20:38:04 Yes (against)	The Residences & Cott	Tyler
7/18/2024 22:53:55 Yes (against)	Hannover on the Greer	Jennifer Lusby
7/18/2024 22:57:39 Yes (against)	Other	Phillip Bierer
7/19/2024 0:17:18 Yes (against)	The Residences & Cott	Katie Blake
7/19/2024 6:24:17 Yes (against)	Hannover on the Greer	Rachel walker
7/19/2024 7:36:16 Yes (against)	Other	Sheila Brewer
7/19/2024 9:01:06 Yes (against)	Hannover on the Greer	Kacie Linehan
7/19/2024 10:00:06 Yes (against)	Other	Cynthia Unzueta
7/19/2024 11:35:39 Yes (against)	The Residences & Cott	Larry Brokaw
7/19/2024 11:57:51 Yes (against)	Other	Patti A Kerns
7/19/2024 12:16:03 Yes (against)	The Villas	Stephanie Collier Magg
7/19/2024 14:12:03 Yes (against)	Other	Alla Ilina
7/19/2024 14:48:22 Yes (against)	Other	Scott Saalman
7/19/2024 15:48:12 Yes (against)	The Villas	Rossy Arias
7/19/2024 15:56:12 Yes (against)	Other	Serhii Ilin
7/19/2024 16:12:52 No (not against)	Other	None of your business
7/19/2024 18:29:00 No (not against)	Other	Brian Jones
7/19/2024 18:38:05 Yes (against)	Other	Cindy Lamey
7/19/2024 19:59:03 Yes (against)	Saxony Townhomes	Alexandra Neff
7/19/2024 19:59:59 Yes (against)	Saxony Townhomes	Derek Neff
7/19/2024 20:08:45 Yes (against)	131 Place	Rob foreman
7/19/2024 20:29:02 Yes (against)	Carriage Manor	Adam Holder
7/19/2024 21:31:43 Yes (against)	The Residences & Cott	Hema Wetzel
7/19/2024 21:31:53 Yes (against)	The Residences & Cott	Neel Wetzel
7/19/2024 21:32:49 Yes (against)	Parkside Towns at Sax	Katlyn swanson
7/19/2024 22:07:27 Yes (against)	The Residences & Cott	Matthew George
7/20/2024 1:57:47 Yes (against)	Other	Stacey Bledsoe
7/20/2024 2:02:14 Yes (against)	Other	Aljermik Bledsoe
7/20/2024 13:10:07 Yes (against)	Parkside Towns at Sax	Wendy Decker
7/20/2024 14:11:02 Yes (against)	The Villas	Isaac G. Hess
7/20/2024 14:36:24 Yes (against)	The Residences & Cott	Laura
7/20/2024 17:45:21 Yes (against)	Parkside Towns at Sax	Robert Gasiorek
7/20/2024 18:24:26 Yes (against)	The Residences & Cott	Mary Jean Ellis
7/20/2024 19:02:45 Yes (against)	The Residences & Cott	Chad Ezzell
7/20/2024 20:53:39 Yes (against)	131 Place	Hope Durham
7/20/2024 23:43:41 Yes (against)	Other	Andrea Stanley

7/21/2024 13:58:18 Yes (against)	Parkside Towns at Sax Boreum Kim
7/21/2024 14:10:12 Yes (against)	The Residences & Cott Andrew Murtagh
7/21/2024 16:37:49 Yes (against)	The Residences & Cott Ryan Jones
7/21/2024 18:27:35 Yes (against)	Parkside Towns at Sax James and Kim Landru
7/21/2024 21:18:19 Yes (against)	Other Fabiana
7/22/2024 8:04:27 Yes (against)	The Residences & Cott Sidney and Katie Blake

Street Address

13288 Lieder Way
13044 W Elster Way
13527 Erlen Drive
12873 Cosel Way
13003 Minden Dr Fishers, IN 46037
12882 Minden Drive
13306 Saxony Blvd W Fishers, IN 46037
13332 Alston Dr, fishers
12966 Dresdin Court
13267 Minden Drive
13690 Alston Drive
13004 Saxony Blvd
13604 Whitten Dr N, Fishers IN 46038
12991 Pennington Road
13062 Whitten Dr N
13667 Whitten Drive S
12992 Minden Drive Fishers IN 46037
13492 E. 131st. St.
13526 Molique Blvd
13314 Saxony Blvd W
13540 E 131st Street
12988 Minden Drive
13628 Whitten Dr N Fishers, IN 46037
13521 Erlen Dr Fishers IN 46037
13499 Lubeck Drive
13163 N Elster Way
13075 East 131st Street
13632 Whitten Dr N
13486 E131st Street Fishers, In
13498 Templin Ave
13079 Saxony Blvd
13171 Minden Dr, Fishers
13625 Alston Dr
13575 E131st. Fishers IN 46037
12842 Walbeck Dr.
13499, Lubeck Dr
13492 E 131st St
13398 Templin Avenue
13013 Dresdin Ct
12870 Minden Drive
12979 Pennington Road
13456 Alston Drive
13603 E 131st St

13391 Walbeck East Drive
13244 Saxony Boulevard
13676 Alston Dr
13244 Saxony Boulevard
13600 Whitten Dr. N
13396 Dorster Street
13485 Dorster Street
13326 Alston drive.
13485 Dorster St
13499 Lubeck Drive, Fishers, IN, USA
13416 Lubeck Dr
12993 MINDEN DR
13499 Lubeck Dr.
13365 Dorster St
13554 Templin Ave
13608 Whitten Drive North
12096 Dresdin Court
13554 Templin Ave
13175 N Elster Way
13013 Dresdin Ct
13371 Dorster St
13471 E 134th St
13632 Whitten Dr N
13435 Alston Dr
13546 E. 131st St Fishers, IN 46037
13625 Alston drive
13396 Dorster St
13015 E Elster Way
13653 Alston Dr
12972 Walbeck Dr
13493 Molique Blvd
13653 Alston Drive
12993 Minden Drive
13359 Dorster Street
13638 Alston Drive, Fishers, IN 46037
13048 Minden drive
13702 Cosel Way
13638 Alston Dr Fishers IN 46037
12868 Elbe Street
13002 Minden Drive
12847 Pennington Rd
12994 Saxony Blvd
13484 Templin Avenue, Fishers IN 46037
13385 Walbeck East Drive, Fishers IN 46037

13555 Dorster St.
13644 cosel way
13079 Pennington road
13043 Whitten Dr
13407 Dorster Street
13006 Minden Drive
13006 Minden Drive
12976 Walbeck Dr.
13353 Dorster street
13496 Alston Drive, Fishers IN 46037
12889 Elbe street fishers
13459 134th Street
13479 Lubeck Dr.
12965 Saxony Blvd
12995 SAXONY BLVD
13392 Templin Ave
13639 whitten dr South
Templin Ave
13629 cosel way fishers
13307 Susser Way
13044 Minden Drive, Fishers, IN
13469 Lubeck Dr
13044 Minden Drive, Fishers
12995 Pennington Rd
13469, Lubeck Drive
13469 Lubeck Drive
13113 S Elster Way, Fishers, IN 46037
13160 S Elster Way
13498 Templin Ave
13454 Lubeck Drive
13455 Lubeck Dr
13455 Lubeck Dr
13624 Alston Dr
13478 Lubeck Dr
12988 Walbeck Drive
13344 Alston Drive, Fishers IN 46037
13491 Erlen Drive
12868 Elbe Street Fishers, IN
13374 Templin Ave
13374 Templin Ave
13151 N Elster Way
12994 Saxony Blvd.
13101 S. Elster Way
13036 Minden Drive

13536 Alston Dr., Fishers IN 46037
13654 Alston Drive 46037
13055 E Elster Way
12868 Elbe Street
12862 Minden Dr
13332 Alston Dr
13322 saxony Blvd W
13476 Alston Drive
13344 Alston Dr, Fishers IN 46037
12996 Dresdin Court
13003 Pennington Rd
13217 E 131st Street
Robbins
12988 Minden Dr
13397 Alston Drive
13380 Templin Ave
13531 E 134th st
13062 Written Dr N
13389 Dorster St
13486 E 131st St
13385 Walbeck EastDr
13245 East 131st St.
13502 Molique Blvd
13540 Templin Ave
13015 saxony Blvd
13245 E. 131st St.
13024 Minden Dr
13449 Alston Dr., Fishers, IN
13449 Alston Drive, Fishers, IN
Saxony Blvd
13376 Dorster Street
13296 E Lieder Way
12966 Dresdin Ct.
13040 Minden Drive
13433 Lubeck Drive, Fishers, IN 46037
13003 Minden Drive Fishers, IN
13331 Susser Way
13055 E Elster Way Fishers, IN 46037
13629 Cosel Way
12842 Walbeck Drive
12861 Elbe Street
12861 Elbe St
13124 S Elster Way
12987 Dresdin Court

13091 Pennington Road Fishers IN 46037
13327 Alston Dr.
13051 Whitten Dr N
13044 Minden Drive
13526 Molique Blvd
13051 Whitten Drive N
12971 Pennington Road
13534 e 131 st
13414 Alston Dr
13531 134th St.
13470 Templin ave
13471 Dorster Street
13454 Lubeck drive
13468 Lubeck Dr. Fishers, IN 46037
13946 Molique Blvd
13219 Minden Dr
13219 Minden Dr
13391 Lubeck Dr, Fishers, IN 46037
13336 Reyes Street
7491 SAINT GEORGE CT
S. Elster Way
13280 E Lieder Way Fishers IN 46037
13076 s Elster way
12854 Walbeck Drive
13076 S Elster Way
13587 E 131st Street
13499 Dorster Street
13499 Dorster St
13527 Dorster St
13544 Molique Blvd, Fishers, IN
13288 E Lieder Way
13527 Erlen Drive
13667 Whitten Drive South
13008 Overview Drive
Dorster St
12976 Dresdin Ct
13183 Minden Dr
12992 Minden Dr, Fishers IN 46037
13551 Erlen Dr
13583 E 13583 131st St
13591 E 131st St
13380 Templin Ave
13303 Susser Way
13328 E Lieder Way

13225 E 131st Street
13052 Minden Drive
13052 Minden Dr
13205 E 131st Street
13295 Susser Way
13327 Susser Way
13303 Susser way
13695 Whitten Dr S
13388 Dorster Street
13308 E Lieder Way
13319 Susser Way Fishers 46037
12977 Walbeck E Dr
13675 Alston Drive
13583 East 131st Street
13596 Whitten Dr N
1320& E 131st St
13209 E 131st St, Fishers, IN 46037
13233 E 131st Street
13301 Minden Dr
13330 Saxony Blvd W.
13469 Lubeck Drive
13476 Alston Drive
13135 Minden Dr
13529 Molique Boulevard
13028 Minden Drive
13578 E 131 Street
13487 Allegiance Drive
13123 Dekoven Dr
12623 Majestic Way
13123 Dekoven Dr
12623 Majestic Way
13136 Saxony Blvd
13176 Carnaby pl
12842 Desplaines Dr Fishers IN 46037
12924 Cullerton Way
13010 Blalock Dr
13221 Dekoven Dr
12719 Loyalty Drive
12719 Loyalty Drive
12985 chesney drive
12896 E 131st St, Fishers IN 46037
13207 Dekoven Dr Fishers IN
12693 E. 131ST ST
12705 E. 131St St.

13148 Ambergate dr
12547 Courage Xing
13503 Erlen Drive
13218 Ambergate Drive
12992 Ambergate Dr S, Fishers, IN 46037
13224 Glenside Dr
12601 Loyalty Drive
12656 Federal Pl
12984 Bartlett Dr, Fishers 46037
12941 Bartlett Drive Fishers, IN 46037
13176 Ambergate Drive
13050 Ambergate Drive
12673 Justice Xing Fishers IN 46037
13048 Dekoven Drive
12979 Dewitt dr fishers in 46037
12843 Old Glory Drive
13176 Ambergate Drive
12900 Courage Crossing
13176 Ambergate Drive
Courage crossing
12952 Ambergate Dr. fishers IN 46037
12843 Old Glory Dr, Fishers, IN 46037
13011 Blalock Dr
Endurance dr
13031 Greendale Ln. Fishers, IN 46037
12682 Justice Crossing
13049 Dewitt Drive
12720 Federal Pl Fishers
13177 Carnaby Place, Fishers, IN 46037
13005 E 131st, Fishers, IN
12574 E 131st St, Fishers, IN 46037
12664 Justice Xing
13176 Glenside Drive, Fishers
13295 Patriotic Way, Fishers, IN 46037
12997 Bartlett dr fishers IN
12935 star drive
12683 majestic way
13134 Carnaby Place
12813 Courage Xing
12939 Dekoven Dr
13361 all American rd
12825 E 131st St
13414 Allegiance Dr
13109 Dekoven Dr

Westhampton Pl Fishers, IN 46037
13156 Dekoven Dr
13035 E Elster Way
13275 susser way
13006 Ambergate Dr
13107 Pennington rd. Fishers IN 46037
13044 Minden
13398 Lubeck dr
13055 Saxony Blvd.
13388 Dorster Street, Fishers, IN 46037
13526 Templin Ave.
13005 Saxony Blvd
13379 Lubeck Dr
13138 star circle
13389 Dorster Street
12832 Girvan Way Fishers IN
13401 Lubeck Drive
13468 Lubeck Dr
12947 Star Dr fishers, IN 46037
13484 Templin Ave
13013 Whitten Drive
12967 Pennington Road
13415 Alston Dr.
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13158 Star Circle
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13528 E 131st St
13404 dorster st
Republic way
12935 Bartlett Drive
13049 lamarque
13336 Reyes St
12466 East 131st Street
13390 Allegiance Dr
13014 West Elster Way
12980 Walbeck Dr
13044 W Elster Way Fishers Indiana
13107 Pennington Rd
13400 Alston Dr
Saxony blvd
13019 Augustus Circle
13147 Minden Dr
13460 Erlen Drive
13376 Dorster St, Fishers

11837 Ledgestone Circle
12971 Pennington Rd
13704 Alston Dr
13048 minden dr
12761 Republic dr
13047 Bartlett Dr Fishers IN
13028 Minden Dr
12967 Pennington Rd, Fishers, in 46037
13316 E. Lieder Way
12264 Adirondack Ct
Olio Road
13032 Minden Dr.
12955 Bartlett Drive
12940 Dekoven Dr. , Fishers
12940 Dekoven Dr Fishers 46037
12984 Walbeck Drive, Fishers, IN 46037 (Saxony)
12728 Cermack Way
12991 Greendale Lane
12922 Dekoven Dr
13071 Pennington rd fishers in 46037
13165 Dekoven Dr
13012 Bartlett Dr
13224 Glenside Drive
13217 E. 131st Street
13018 Greendale Ln Fishers
13096 Glenside Drive
12802 Balbo Place
12942 Bartlett Dr
12984 Walbeck Dr., Fishers, IN 46037
13137 Dekoven Drive
12983 Bartlett Drive
13221 Dekoven Dr Fishers, IN 46037
13332 E Lieder Way
12873 Cosel Way
11828 Holbrook Close
12803 old glory drive
12889 Elbe St
12997 Dresdin Court
12895 Cosel Way
12851 Walbeck Dr
12889 Clairmont Dr
12751 Cullerton Way Fishers Indiana 46037
13032 Overview Dr
13486 E 131st Street

12871 Drspl dr. 46037
13021 Dewitt Drive, Fishers
13493 Molique Blvd
13505 Molique Blvd
12767 Federal Pl
12848 E 131st St.
12955 Old Glory Dr
12986
13513 dorster street
13220 Saxony Blvd
12728 Cermack Way, Fishers, IN 46037
13338 Alston Dr.
13135 minden dr. 46037
13407 Allegiance Drive
13490 Molique Blvd.
13033 BARTLETT DR FISHERS IN 46037
12996 Overview Drive, Fishers, IN 46037
12874 Bardolino Drive
13311 Susser Way, Fishers, IN. 46037
13170 All American Rd
13290 All American Road
13276 E Lieder Way, Fishers, IN 46037
13170 All American Road
123 Also Non of your business Dr
12939 Blalock Drive
13240 Glenside Drive
13103 BADEN DR FISHERS IN 46037
13103 BADEN DR FISHERS IN 46037
13571 E 131st, fishers In 46037
13151 N Elster Way
13455 Lubeck Dr
13455 Lubeck Dr
13341 minden DR
13591 Cosel Way
12964 Dewitt Drivr Fishers IN 46037
12964 Dewitt Drive Fishers 46037
13317 Minden Drive
13032 Minden Dr
13014 Minden Drive
13483 134th Street
12987 Dresdin Ct
13555 Dorster St.
12813 e 131 st
14668 whispering breeze drive

13484 Erlen Drive
13416 Lubeck Dr
12987 Pennington Road
13421 Carlsbad Pl
13012 Dekoven Drive
13338 Alston Drive



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: August 7, 2024

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

PUD-24-3

PETITIONER:

Mark Leach (mark.leach@faegredrinker.com)

PROPERTY ADDRESS/LOCATION:

19-11-26-00-00-011.703

REQUEST: Request to approve the architecture for a new hotel within the Saxony PUD, generally located west of Minden Drive and south of Erlen Drive.

APPLICABLE REGULATIONS:

Saxony PUD and UDO where applicable

EXISTING ZONING:

Saxony PUD

FISHERS 2040:

Regional Mixed Use

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☒ No Recommendation

☐ Continue

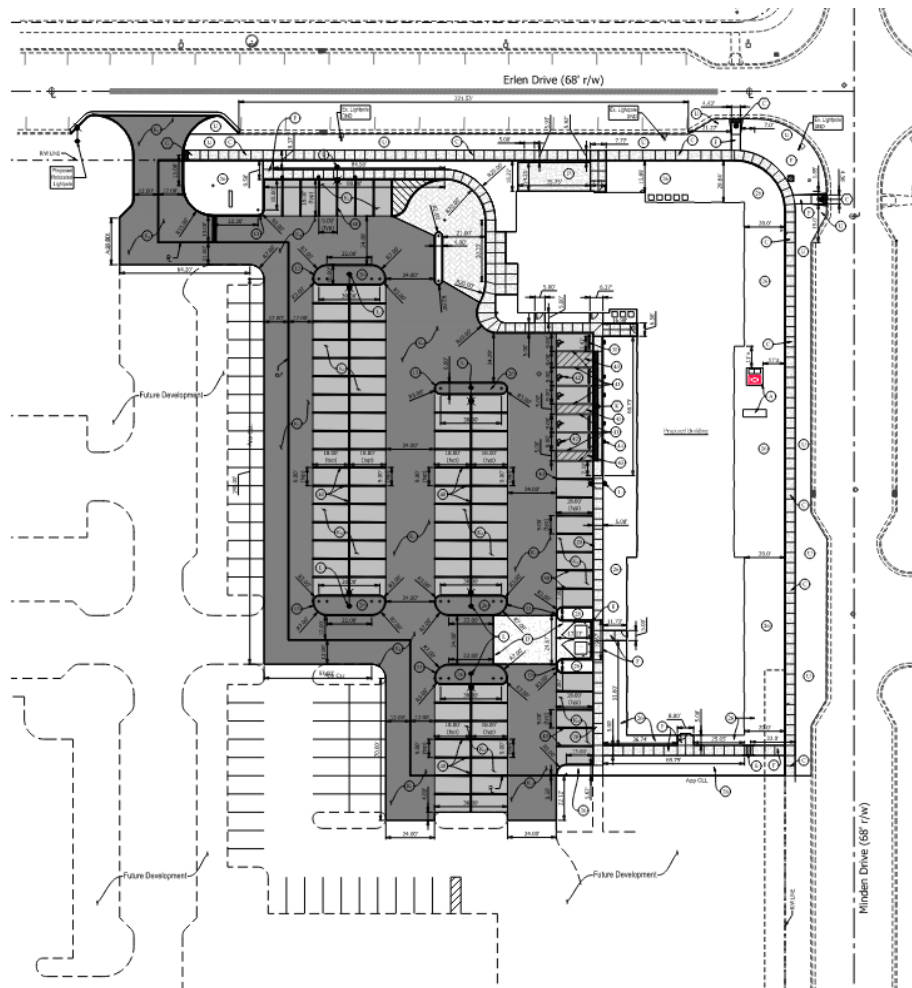
☐ Deny

ZONING HISTORY:

The property is currently zoned PUD-M under the Saxony PUD. The original PUD ordinance (#021803A) was adopted in June 2003 by the Town Council, but there have been updates since. The most recent ordinance (#101617B) was adopted by the City Council in November 2017. Where the PUD is silent the City's Unified Development Ordinance (UDO) applies.

PETITION OVERVIEW:

The petitioner requests approval of the architecture for a proposed IHG hotel called Atwell Suites. The 4-story building will be approximately 70,000 square feet. There are approximately 90 parking spaces proposed. Also included in the site plan is parking that may be shared with the rest of the development. The subject site is generally located at the southwest corner of Erlen Drive and Minden Drive.



Site Plan

Elevations Submitted as of May 1 PUD Committee Meeting



ISO VIEW: NORTHWEST CORNER LOOKING SOUTHEAST

Northwest corner elevation looking southeast



ISO VIEW: NORTHEAST CORNER LOOKING SOUTHWEST

Northeast corner elevation looking southwest



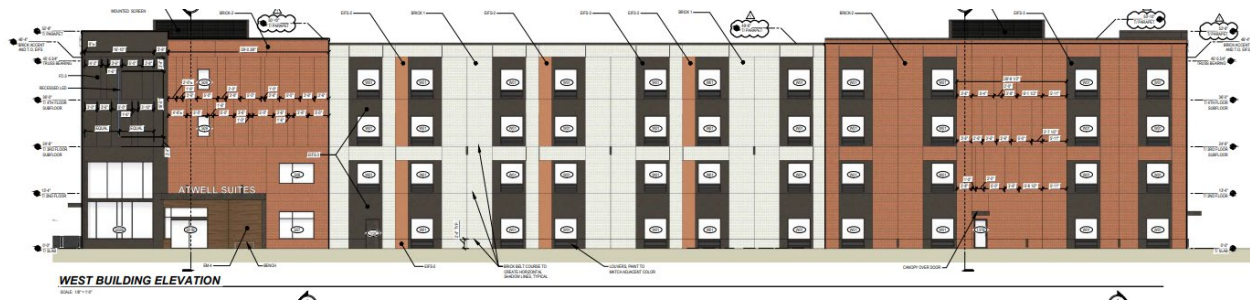
ISO VIEW: SOUTHWEST CORNER LOOKING NORTHEAST

Southwest corner elevation looking northeast

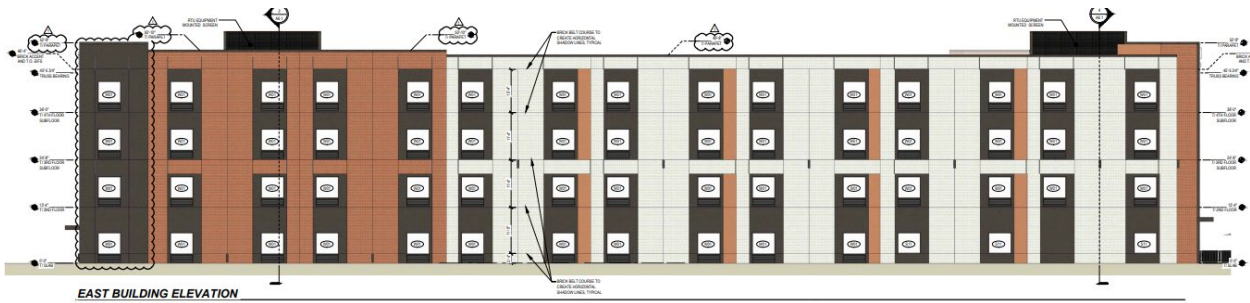


ISO VIEW: SOUTHEAST CORNER LOOKING NORTHWEST

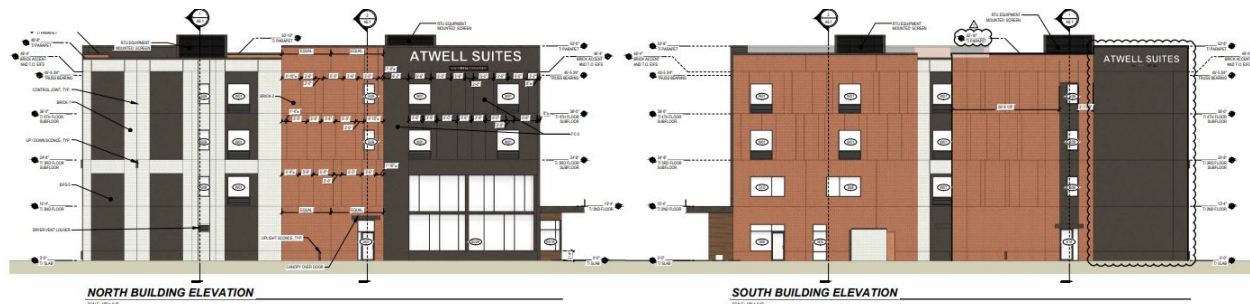
Southeast corner elevation looking northwest



West elevation



East elevation



North (left image) and South elevation (right image)

EXTERIOR FINISH LEGEND				
TAG #	MATERIAL	COLOR		TOTAL SF = 34,043 SF
BRICK-1	UTILITY BRICK		COLOR TO MATCH DRYVIT "DOVER SKY" (SHERWIN WILLIAMS CHEVIOT SW9503)	9,598 SF (28.2%)
BRICK-2	UTILITY BRICK		COLOR TO MATCH DRYVIT "IRISH COFFEE" (SHERWIN WILLIAMS SPICED CIDER SW7702)	13,660 SF (40.1%)
EIFS-3	EIFS		COLOR TO MATCH SHERWIN WILLIAMS IRON ORE SW7069	7,670 SF (22.5%)
EIFS-2	EIFS		COLOR TO MATCH DRYVIT "IRISH COFFEE" (SHERWIN WILLIAMS SPICED CIDER SW7702)	948 SF (2.8%)
FC-3	FIBER CEMENT		COLOR TO MATCH SHERWIN WILLIAMS IRON ORE SW7069	1,865 SF (5.5%)
EM-4	PORCELAIN TILE		CMC MOTIVATE WALNUT MATTE FINISH	301 SF (0.9%)

Legend showing types and colors of materials used

Elevations Submitted as of August 7 PUD Committee Meeting



ISO VIEW: NORTHWEST CORNER LOOKING SOUTHEAST

Northwest corner elevation looking southeast



ISO VIEW: NORTHEAST CORNER LOOKING SOUTHWEST

Northeast corner elevation looking southwest



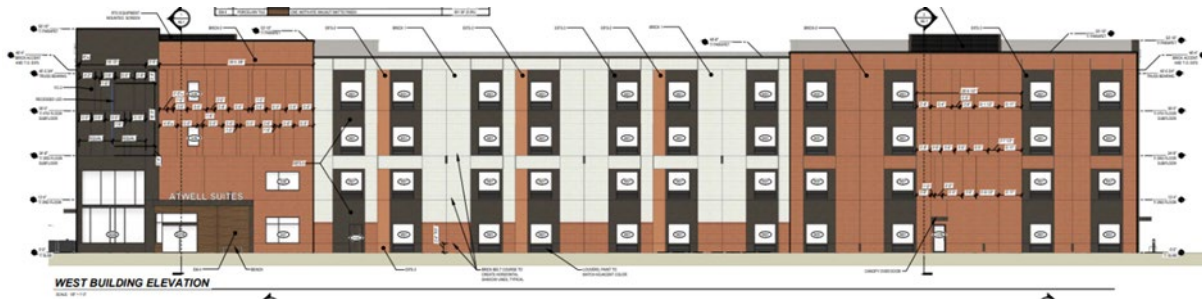
ISO VIEW: SOUTHWEST CORNER LOOKING NORTHEAST

Southwest corner elevation looking northeast

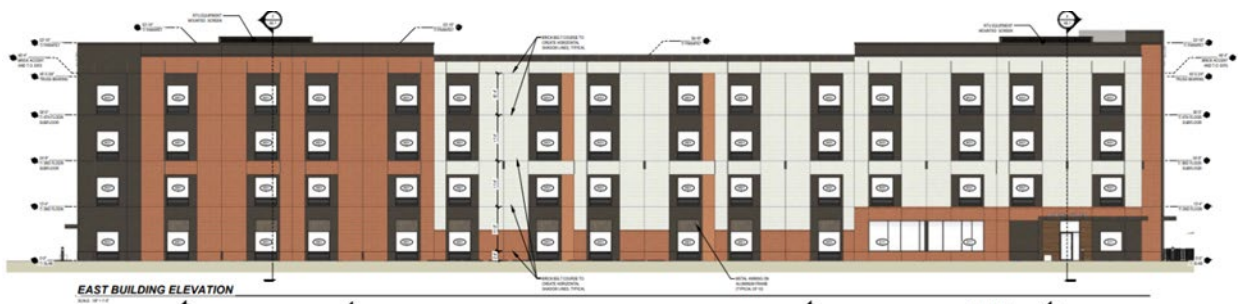


ISO VIEW: SOUTHEAST CORNER LOOKING NORTHWEST

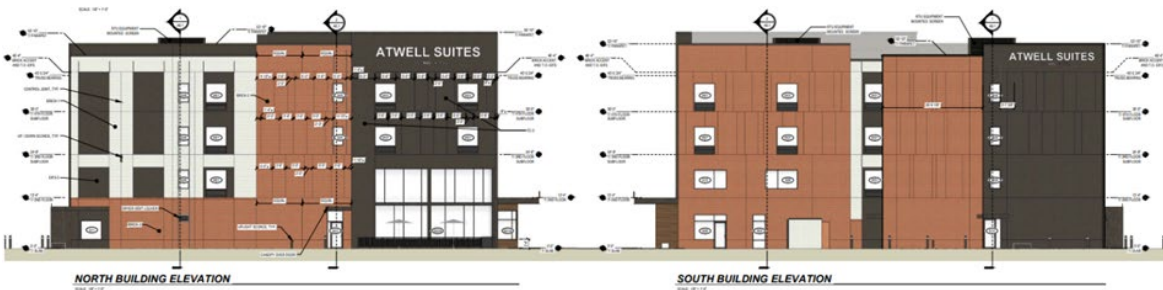
Southeast corner elevation looking northwest



West elevation



East elevation



North (left image) and South elevation (right image)

Eye Level Elevations Submitted as of May 1 PUD Committee Meeting



3D VIEW: EYE LEVEL LOOKING AT NORTHWEST CORNER

Eye level elevation of northwest corner with landscaping



3D VIEW: EYE LEVEL LOOKING AT NORTHEAST CORNER

Eye level elevation of northeast corner with landscaping



3D VIEW: EYE LEVEL LOOKING AT SOUTHWEST CORNER

Eye level elevation of southwest corner with landscaping



3D VIEW: EYE LEVEL LOOKING AT SOUTHEAST CORNER

Eye level elevation of southeast corner with landscaping

PUD-24-3
August 7, 2024

Eye Level Elevations Submitted as of May 1 PUD Committee Meeting



Eye level elevation of northwest corner with landscaping



Eye level elevation of northeast corner with landscaping



Eye level elevation of southwest corner with landscaping



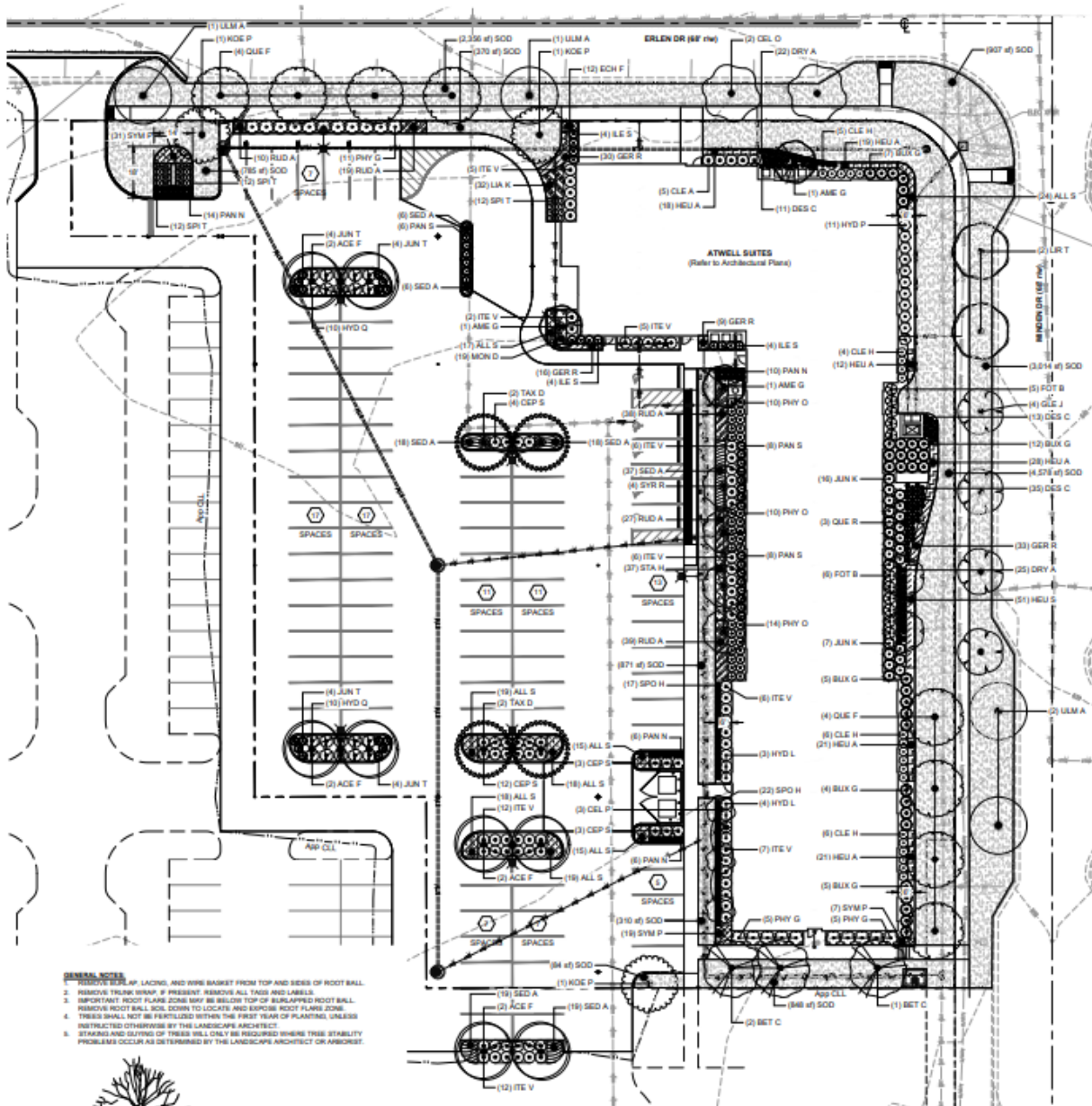
Eye level elevation of southeast corner with landscaping



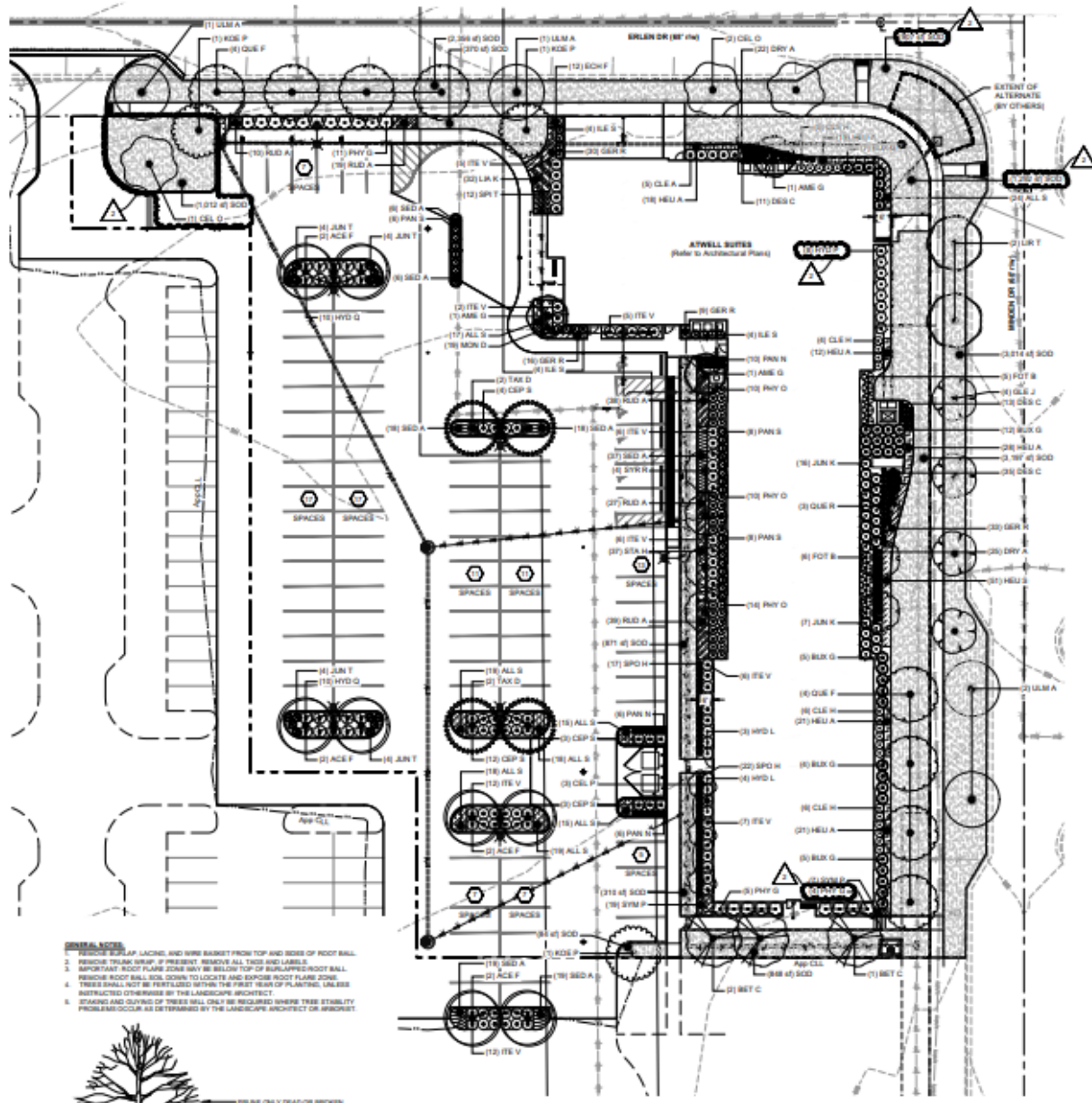
Aerial view of inside corner with landscaping



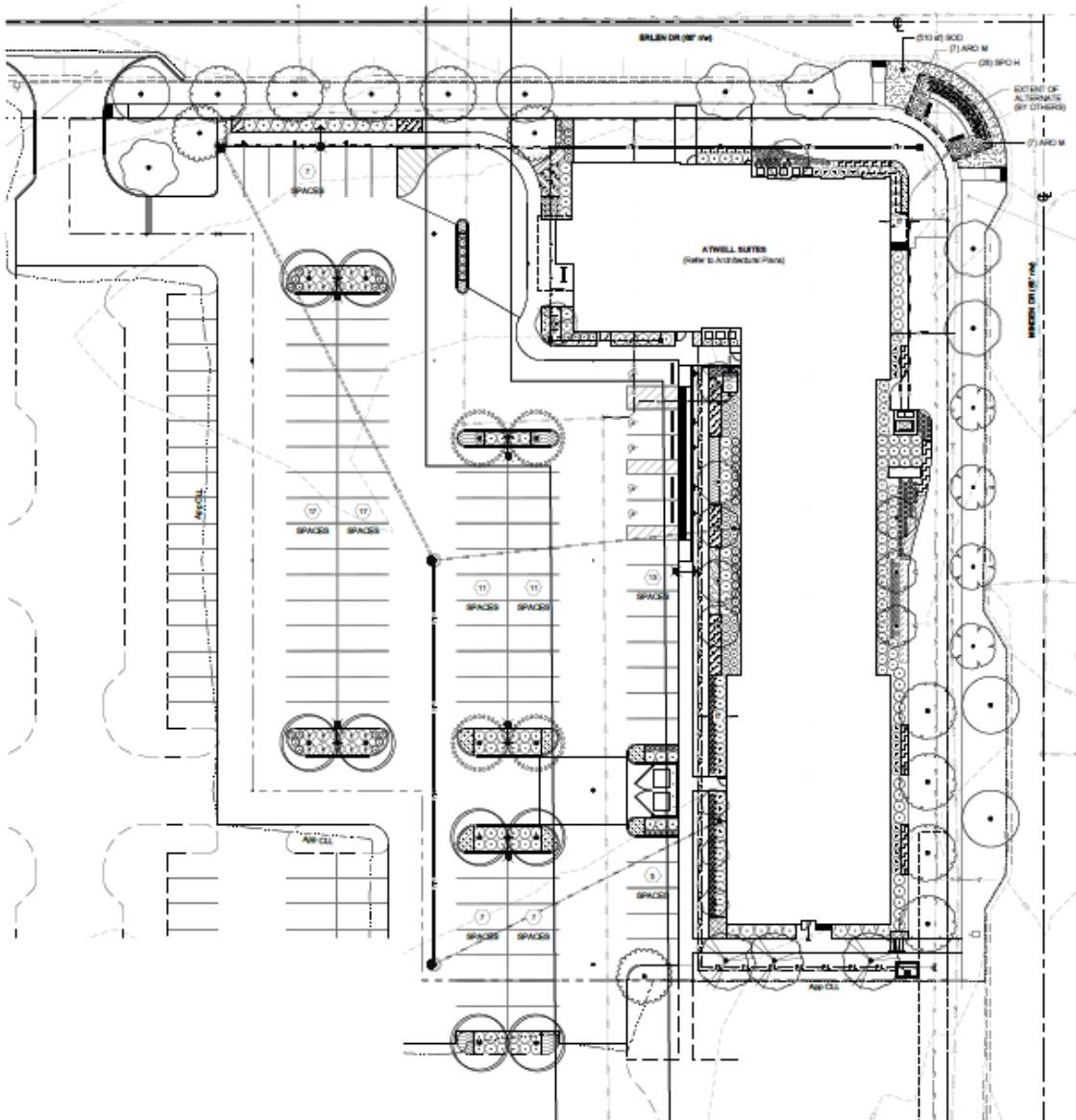
Eye level looking at inside corner with landscaping



Landscape Plan submitted prior to May 1 PUD Committee meeting.



Landscape Plan submitted prior to August 7 PUD Committee meeting without proposed feature (sign at northeast corner of Minden and Erlen) and associated landscaping



Landscape Plan submitted prior to August 7 PUD Committee meeting with proposed feature (sign at northeast corner of Minden and Erlin) and associated landscaping

PUD-24-3
August 7, 2024

Renderings Submitted as of May 1 PUD Committee Meeting



Photo realistic image of eye level elevation of NW corner. This image was submitted May 1 and prior to May 1 PUD Committee



Photo realistic image of eye level elevation of NW corner. This image was submitted May 1 and prior to May 1 PUD Committee

Revised Renderings Submitted as of August 7 PUD Committee Meeting



Photo realistic image of eye level elevation of NW corner with additional street tree. This image was submitted July 24 and prior to August 7 PUD Committee



Photo realistic image of eye level elevation of NW corner without additional street tree. This image was submitted July 24 and prior to August 7 PUD Committee



Photo realistic image showing eye level elevation of NE corner with proposed street trees and feature. This image was submitted July 24 and reflects amended elevations submitted prior to August 7 PUD Committee meeting



Photo realistic image showing eye level elevation of NE corner with street trees but without proposed feature. This image was submitted July 24 and reflects amended elevations submitted prior to August 7 PUD Committee meeting

DETAILS:

Materials used on this project are as follows. The location of these materials is called out on the elevations.

Utility Brick (White)	Utility Brick (Red)
EIFS (Black)	EIFS (Red)
Fiber Cement (Black)	Porcelain Tile (Brown)

ARCHITECTURAL STANDARDS:

Staff reviewed the elevations according to the UDO Section 6.3.5. Standards that are being met are identified with an “X”.

Cohesive Design

X	Maintain consistent and contiguous pedestrian environments across <u>developments</u> . Limit circuitous connections and maintain clear visibility.
X	Incorporate architectural features on all sides of a building façade facing a Public View.
X	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, <u>parks</u> , and plazas.
X	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.
X	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.

Building Scale

X	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.
X	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.
X	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.
X	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.

X	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.
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Building Form – Façade

X	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.
X	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'.
X	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
X	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.
X	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.
X	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'.
X	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

Building Form – Roof

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

Architectural Elements

X	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.
X	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.
X	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.
X	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.
X	Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.
X	Mechanical and utility equipment shall be screened in accordance with Sec. 6.2.6. Mechanical & Utility Equipment.

Materials

X	Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.
X	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.
X	Building façades visible from Public View shall incorporate an accent material on the 1st story of a multi-tenant building.
X	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.
X	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.
NA	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.
NA	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.
X	Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.

Staff Requests as of May 1, 2024:

Following are additional comments from Staff to provide context:

- Where there are large sections of red brick, please replace some of the red with white brick. It will provide additional color variation in those areas.
- Please include additional changes to the parapet plane with a black parapet on the northeast corner of the building.
- Please add a metal awning/ledge around entire first story facing the right of way. As an alternative, there could be a metal awning/ledge above each window on the first story. The awnings will help transition the building to the ground plane.
- As a suggestion, additional recessed LED lights could be added for visual interest, especially at night.

Staff would like the following documents:

- JPGs of each of the colored renderings
- Document without the clouded outline (showing where updates have been made to the architecture)
- Elevations of ground level up-lighting and 2nd story up-down lighting
- Elevations showing the night view of the lighting

Since the PUD Committee meeting, Staff has met with the petitioner three times regarding architecture and provided final revised comments.

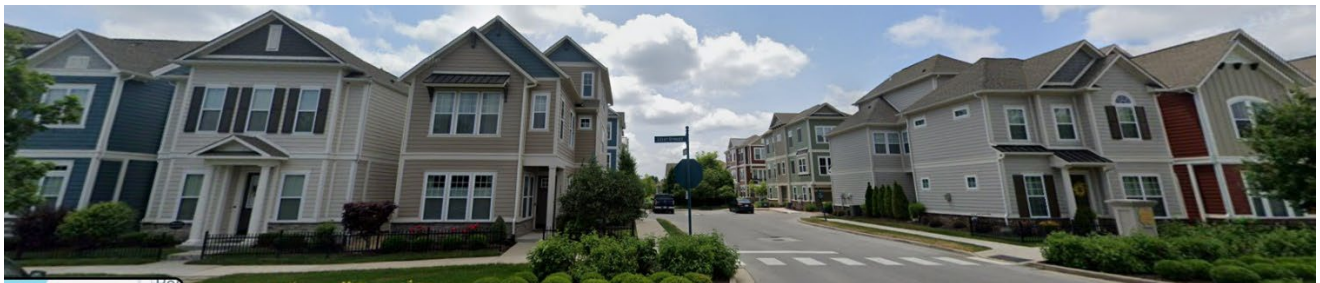
- May 8
- June 6
- June 28

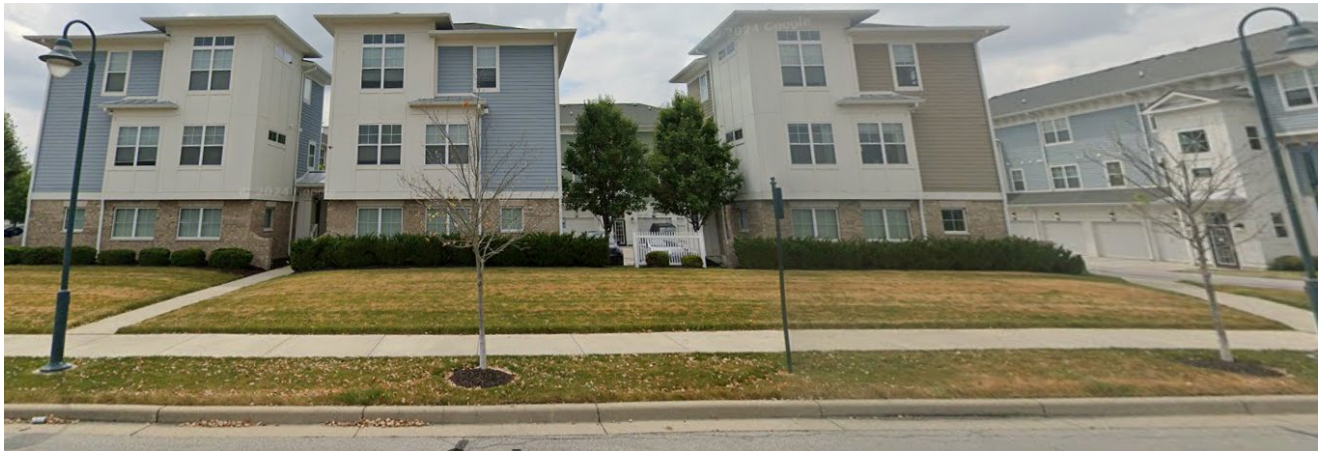
Staff recommendation including modifications to the floorplate at the corner of Erlen and Minden Drive to provide an opportunity for a more prominent and pedestrian oriented corner. These included flipping back of house, the addition of more windows. Staff also recommended a single masonry material along the 1st story façade and pedestrian scale awnings along Minden Drive and enhancements to the southern entrance.

If all above comments are met, then Staff will be able to add “X’s” to all the blanks in the Architectural Standards table.

SURROUNDING CHARACTER:

Below are examples of the existing buildings in this area. There are multi-family developments to the east, south and west.





PUBLIC COMMENTS:

Staff has provided all public comments provided for the project as an Exhibit.

STAFF RECOMMENDATION:

Staff requests feedback from the PUD Committee and has no recommendation.

STAFF RECOMMENDATION

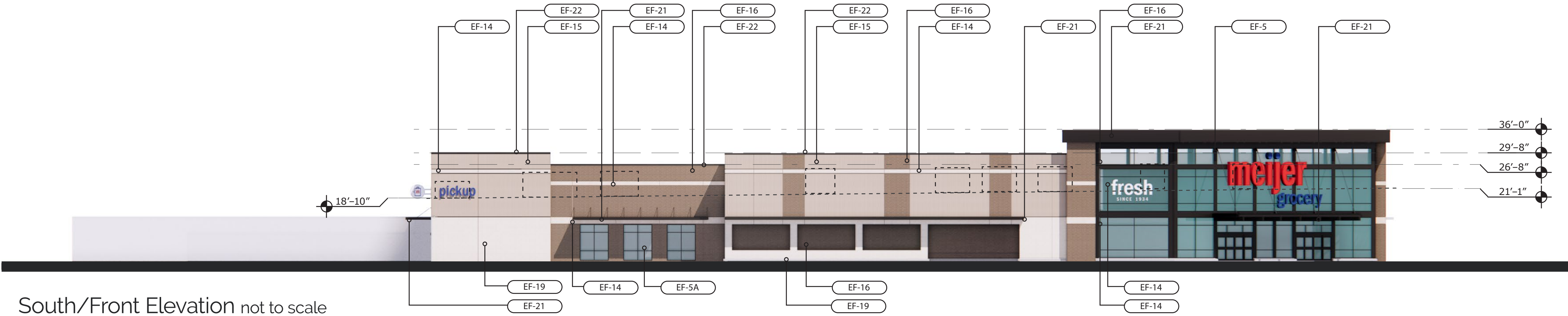
☐ Approve ☒ No Recommendation ☐ Continue ☐ Deny



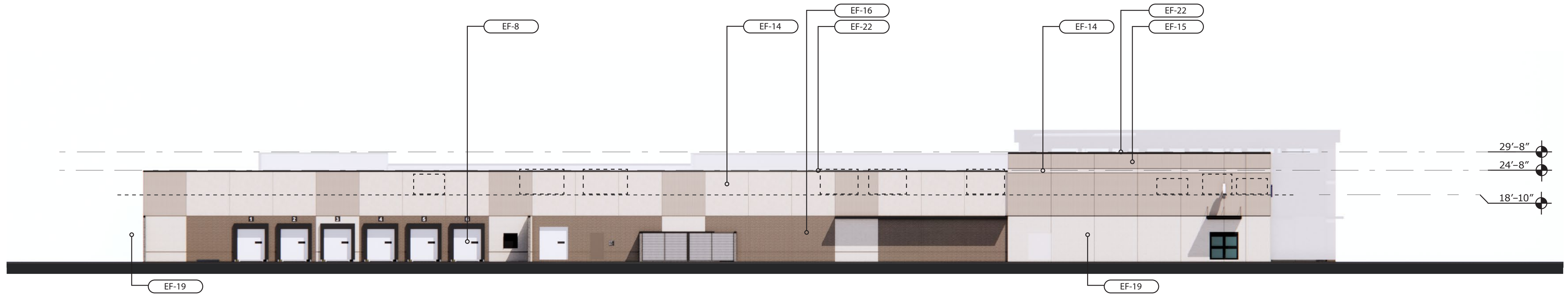




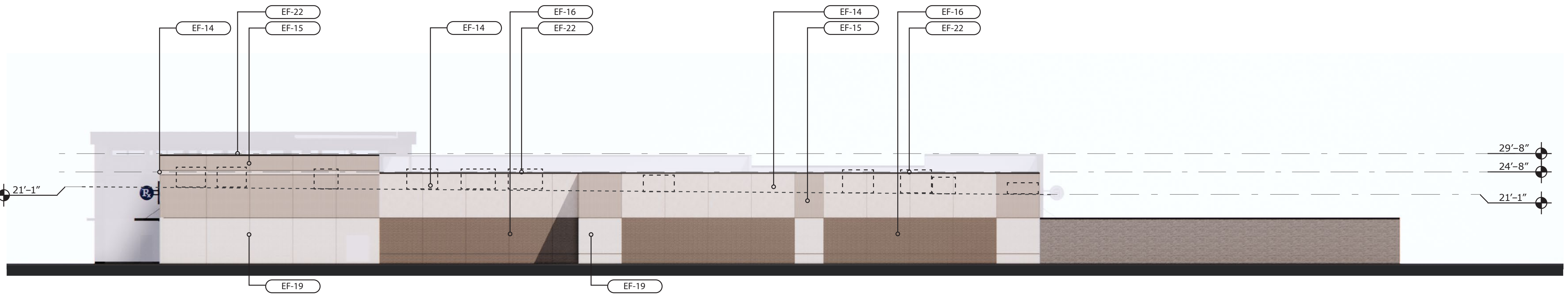




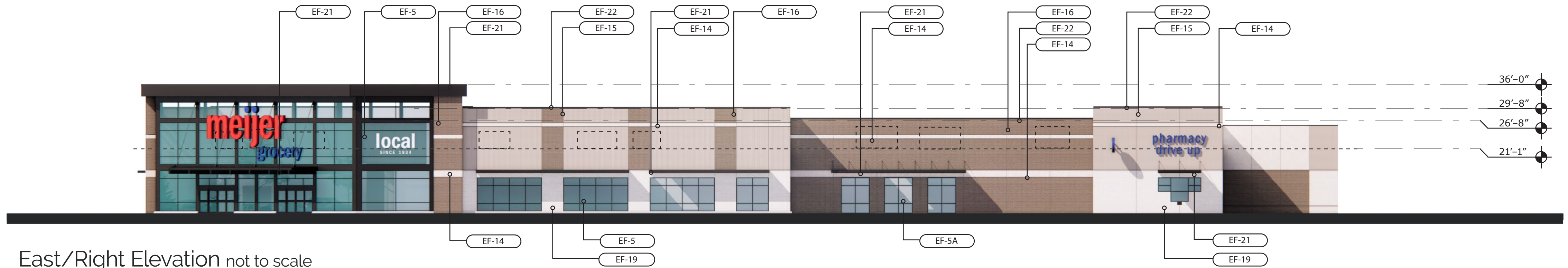
South/Front Elevation not to scale



West/Left Elevation not to scale



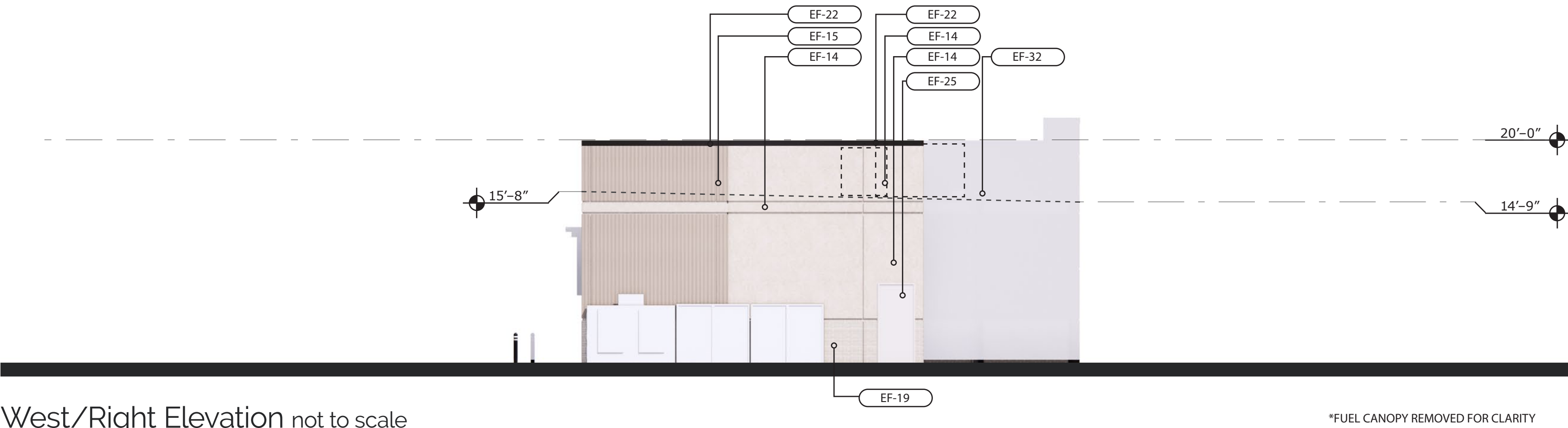
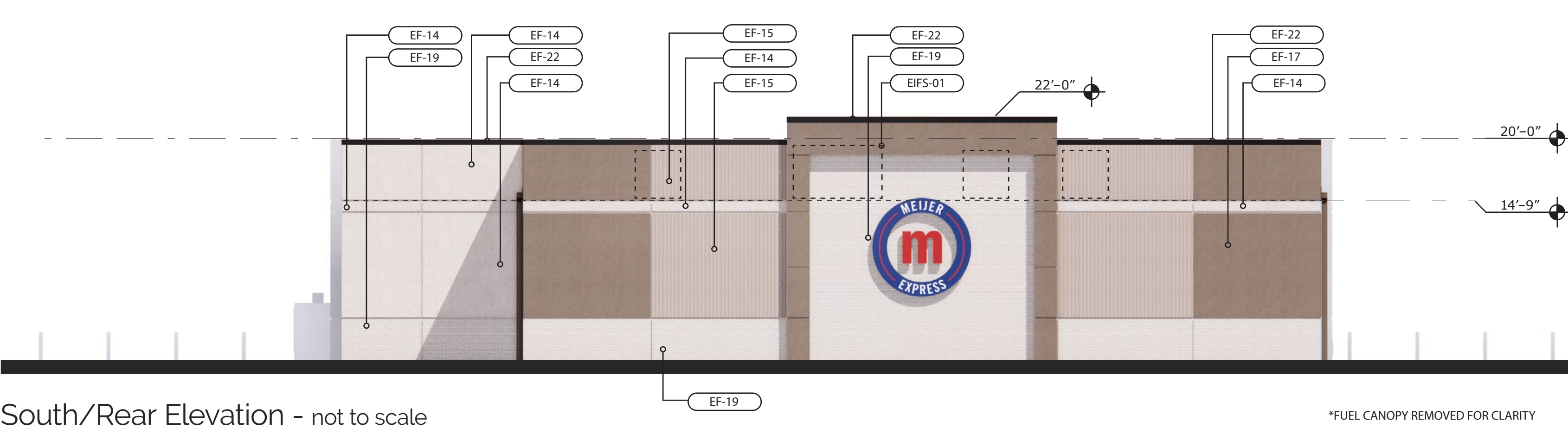
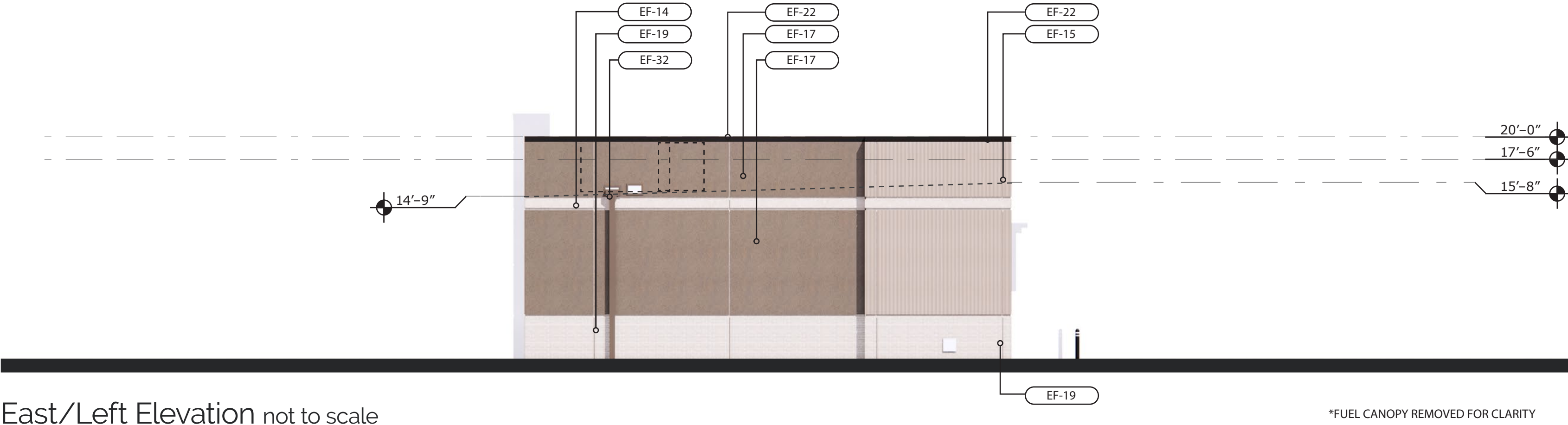
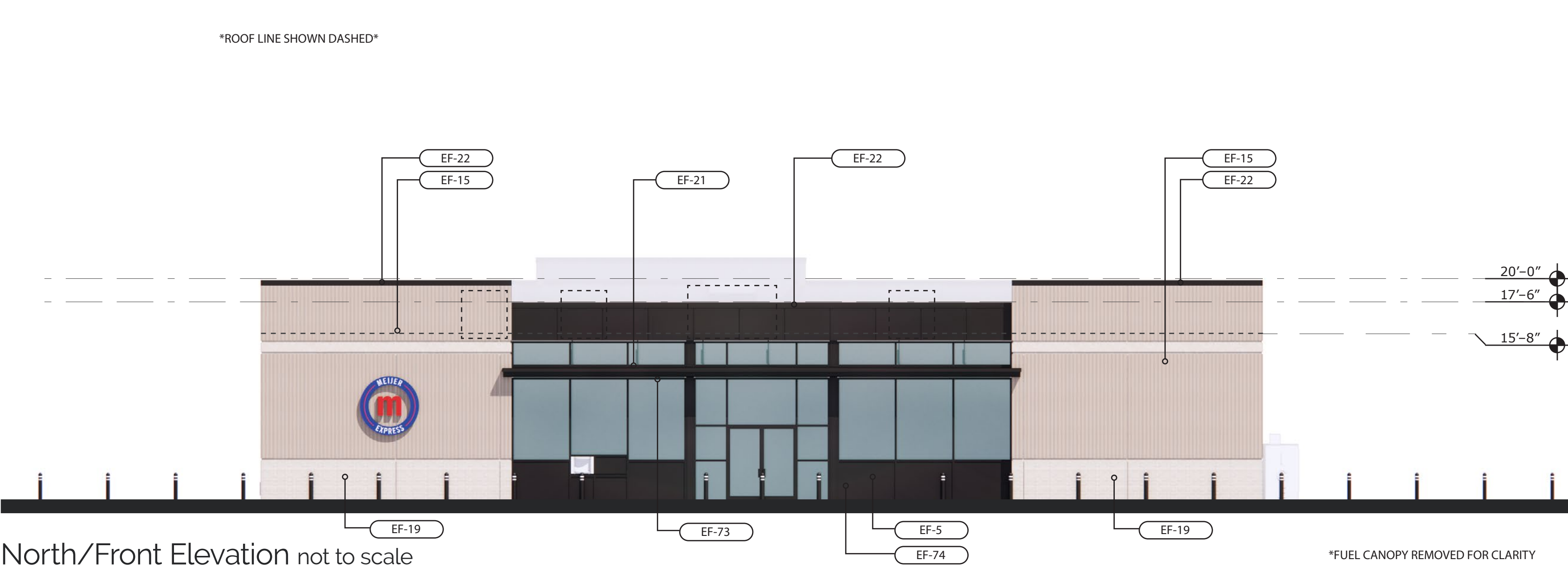
North/Rear Elevation not to scale



East/Right Elevation not to scale

RENDERING FINISH LEGEND			
CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES - 1" INSULATED GUARDIAN GLASS - CRYSTAL GRAY SN68	---	DARK BRONZE ANODIZED ALUMINUM
EF-5A	1" INSULATED SPANDREL PANEL WITH CRYSTAL GRAY SN68 AND WARM GRAY SPANDREL PANEL	---	WARM GRAY
EF-8	SECTIONAL OVERHEAD DOORS	---	WHITE
EF-14	INSULATED PRECAST CONCRETE WALL - PAINTED	---	SW 7555 PATIENCE
EF-15	INSULATED PRECAST CONCRETE WALL - VERTICAL LINEAR/VERTICAL STANDING SEAMS	RECKLI FORMLINER 2/75 KOCHER	SW 7038 TONY TAUPE
EF-16	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED	AP FORMLINER MODULAR BRICK - VELOUR #101A	SW 7026 GRIFFIN
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED	AP FORMLINER MODULAR BRICK - VELOUR #101A	SW 7042 SHOJI WHITE
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	DARK BRONZE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	DARK BRONZE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	DARK BRONZE
EF-25	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7042 SHOJI WHITE
EF-56	CONCRETE PLANTER	---	CAST IN PLACE CONCRETE PLANTER

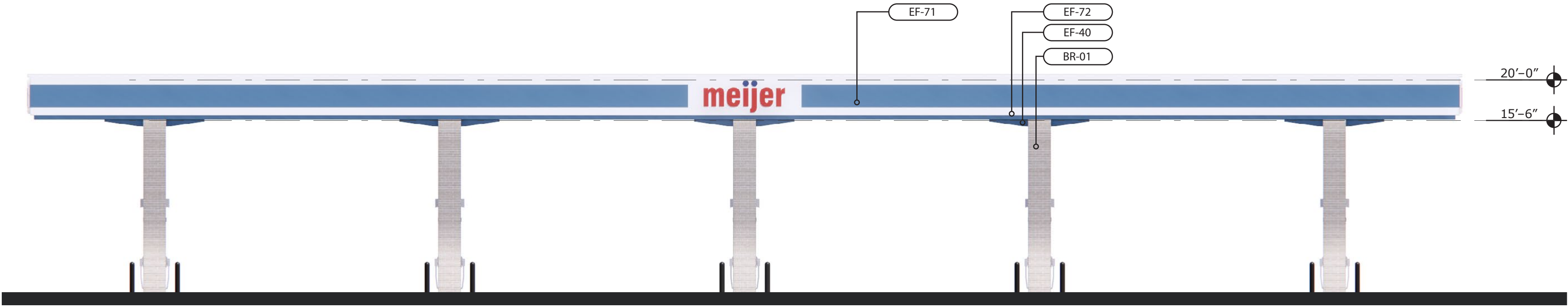
ROOF LINE AND EQUIPMENT SHOWN DASHED
ROOF EQUIPMENT RANGES FROM 4'-6" TO 6'-0" TALL



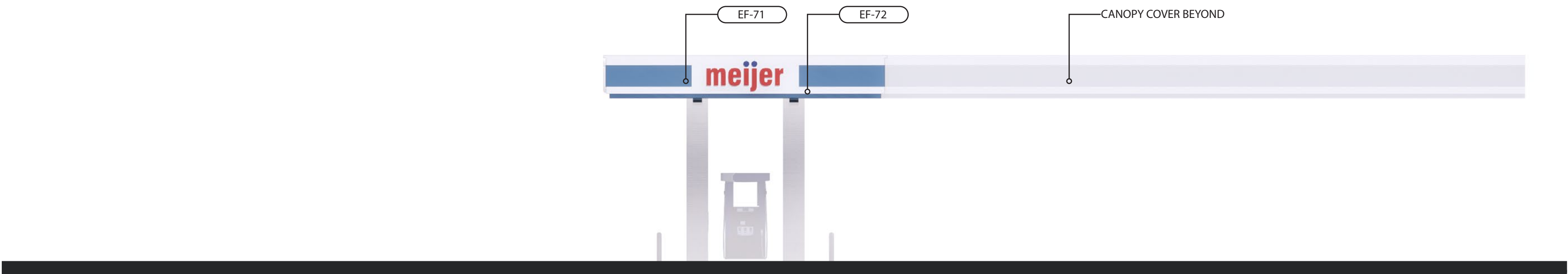
RENDERING FINISH LEGEND			
CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES - 1" INSULATED GUARDIAN GLASS - CRYSTAL GRAY SN68	---	DARK BRONZE ANODIZED ALUMINUM
EF-8	SECTIONAL OVERHEAD DOORS	---	WHITE
EF-14	INSULATED PRECAST CONCRETE WALL - PAINTED	---	SW 7555 PATIENCE
EF-15	INSULATED PRECAST CONCRETE WALL - VERTICAL LINEAR/VERTICAL STANDING SEAMS	RECKLI FORMLINER 2/75 KOCHER	SW 7038 TONY TAUPE
EF-17	INSULATED PRECAST CONCRETE WALL	AP FORMLINER EIFS #410	SW 7026 GRIFFIN
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED	AP FORMLINER MODULAR BRICK - VELOUR #101A	SW 7042 SHOJI WHITE
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	DARK BRONZE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	DARK BRONZE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	DARK BRONZE
EF-25	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7042 SHOJI WHITE
EF-32	SHEET METAL FLASHING AND TRIM - COPINGS, GUTTERS AND DOWNSPOUTS	PAC-CLAD	SW 7026 GRIFFIN
EF-40	FUEL ISLAND CANOPY COLUMNS	SHERWIN WILLIAMS	SW 6510 LOYAL BLUE
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	3M	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	ALPOLIC	SOG GREY
EF-73	FIELD PAINTED STEEL - METAL DECKING	SHERWIN WILLIAMS	DARK BRONZE
EF-74	METAL PANEL	ALPOLIC	TO MATCH 'DARK BRONZE'
EIFS-01	EXTERIOR INSULATED FINISH SYSTEM	---	SW 7026 GRIFFIN

ROOF LINE AND EQUIPMENT SHOWN DASHED
ROOF EQUIPMENT RANGES FROM 4'-6" TO 6'-0" TALL

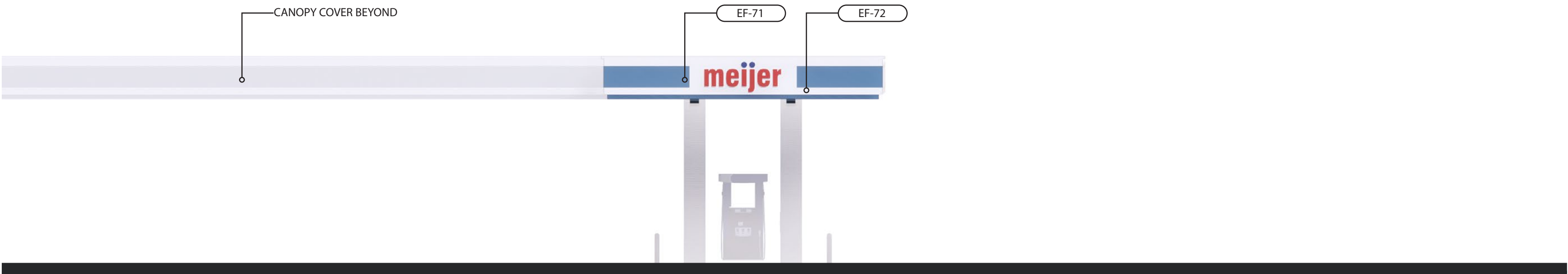
RENDERING FINISH LEGEND			
CODE	FINISH	PRODUCT	COLOR
EF-40	FUEL ISLAND CANOPY STRUCTURE	SHERWIN WILLIAMS	SW 6510 LOYAL BLUE
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	3M	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	ALPOLIC	SOG GREY
BR-01	FUEL ISLAND COLUMN FINISH	THIN BRICK	TO MATCH SW 7042 SHOJI WHITE



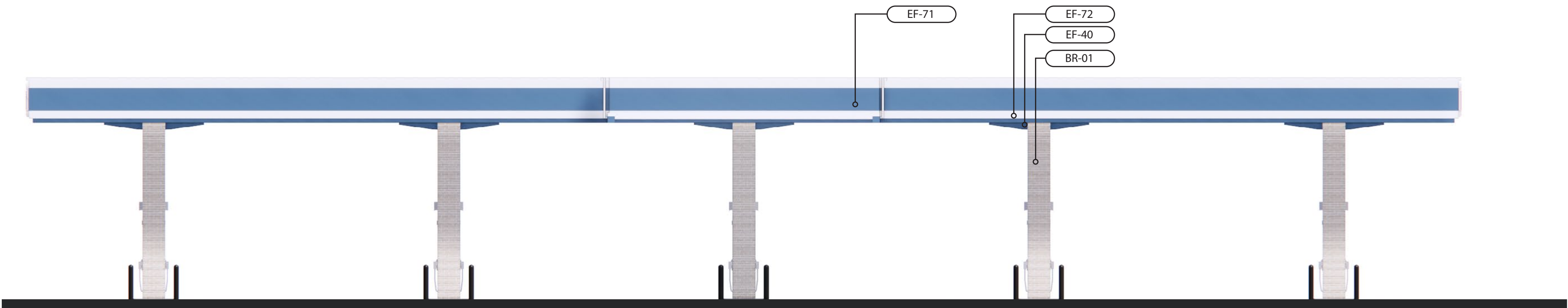
North/Front Elevation not to scale



West/Right Elevation not to scale



East/Left Elevation not to scale



South/Rear Elevation not to scale



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: August 7, 2024

DEPARTMENT CONTACT:

Gabrielle Herin, Department of Planning & Zoning, (hering@fishers.in.us)

CASE NUMBER:

PUD-24-8

PETITIONER:

Abby Jacobs (abby.jacobs@woolpert.com)
Tim Ochs (timothy.ochs@icemiller.com)

PROPERTY ADDRESS/LOCATION:

Generally located near the northwest intersection of Southeastern Parkway and N. Cyntheanne Road

REQUEST: Request to approve the architecture and concept plan for a grocery store, generally located near the intersection of Southeastern Parkway and N. Cyntheanne Road.

APPLICABLE REGULATIONS:

Fall Creek Marketplace PUD

EXISTING ZONING:

PUDC (Fall Creek Marketplace PUD)

FISHERS 2040:

Neighborhood Mixed Use

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☒ No Recommendation

☐ Continue

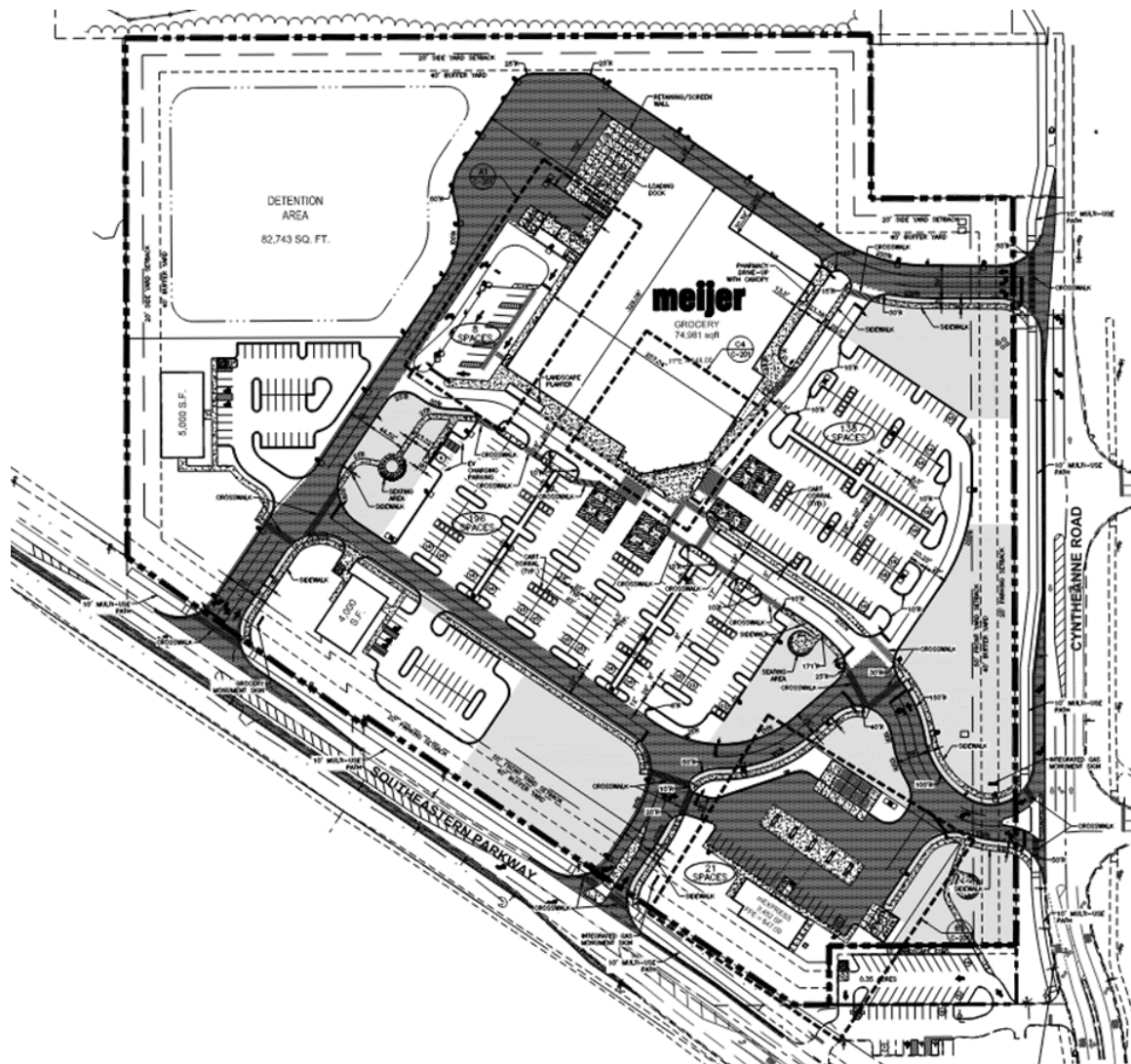
☐ Deny

ZONING HISTORY:

The Fall Creek Marketplace PUD was rezoned to PUD-C in 2006 (Ord. No. 050106A). The Fall Creek Marketplace PUD is currently going through a Text Amendment, proposed Ord. No. 052024B, which requires the architecture to be updated.

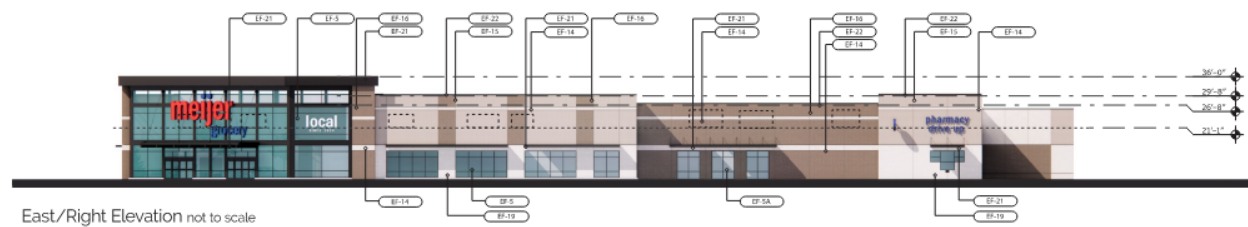
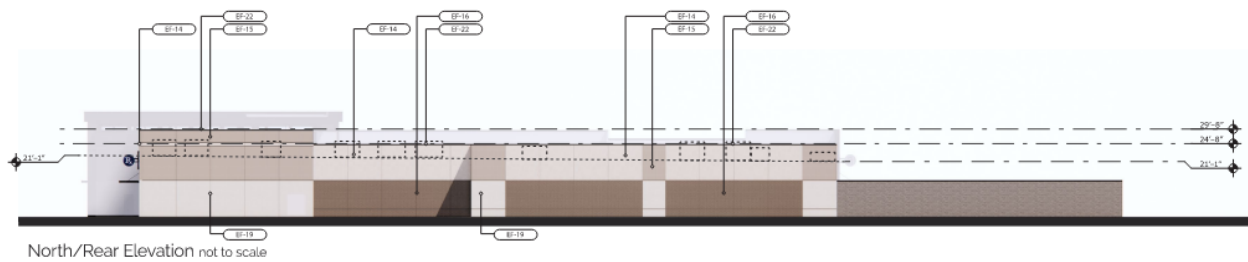
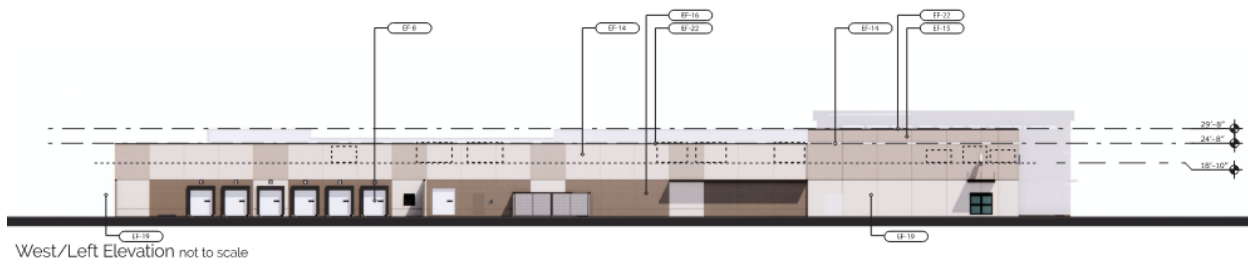
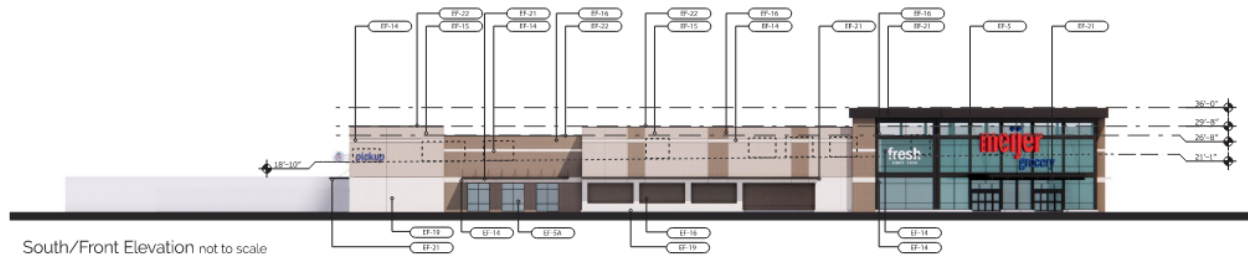
PETITION OVERVIEW:

The petitioner is requesting an amendment of the Fall Creek Marketplace PUD to allow updates to the concept plan and the land use and development standards.

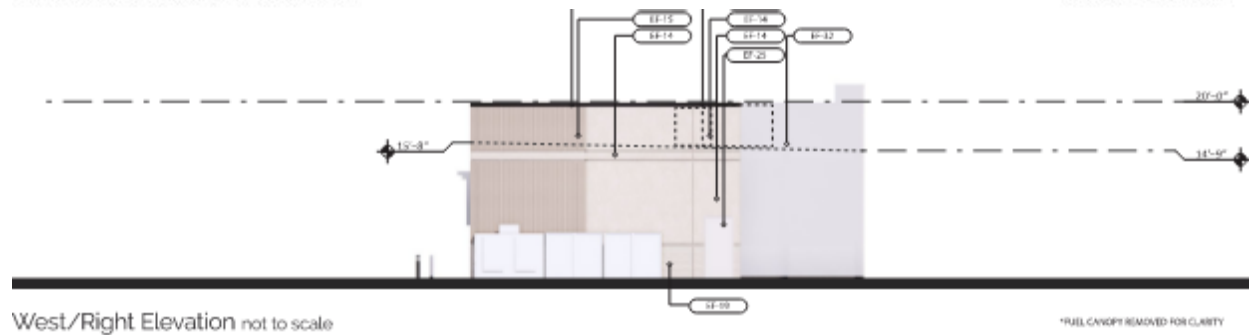
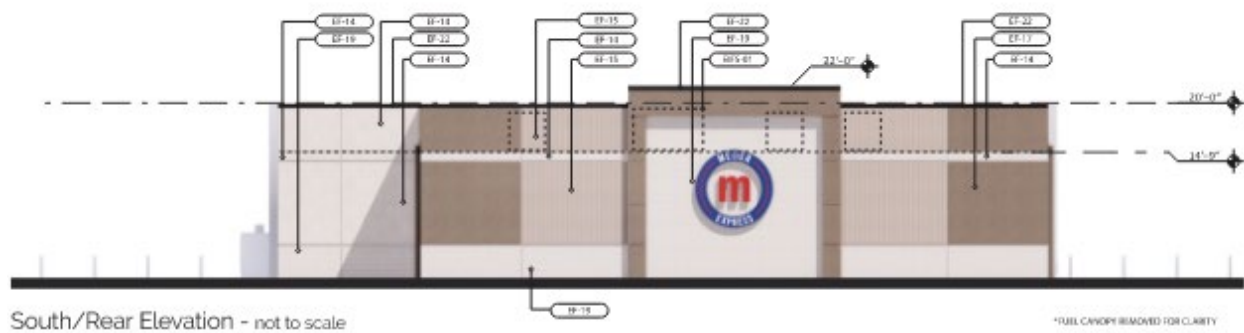
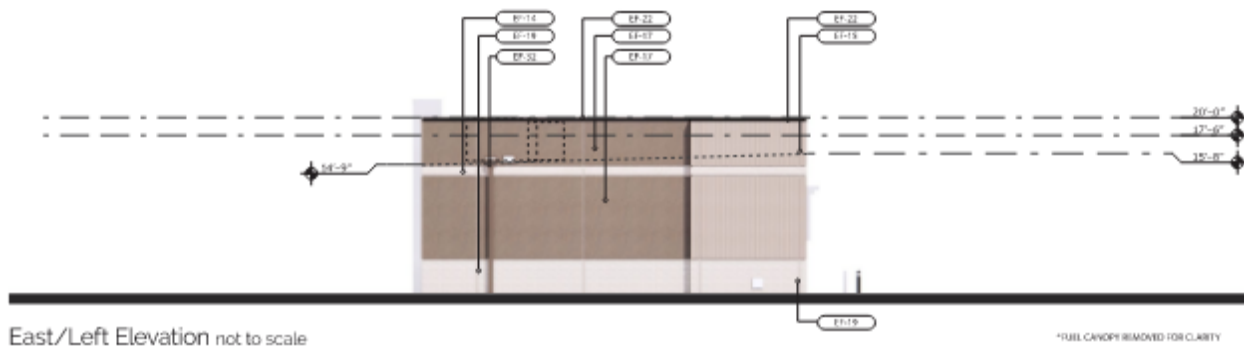
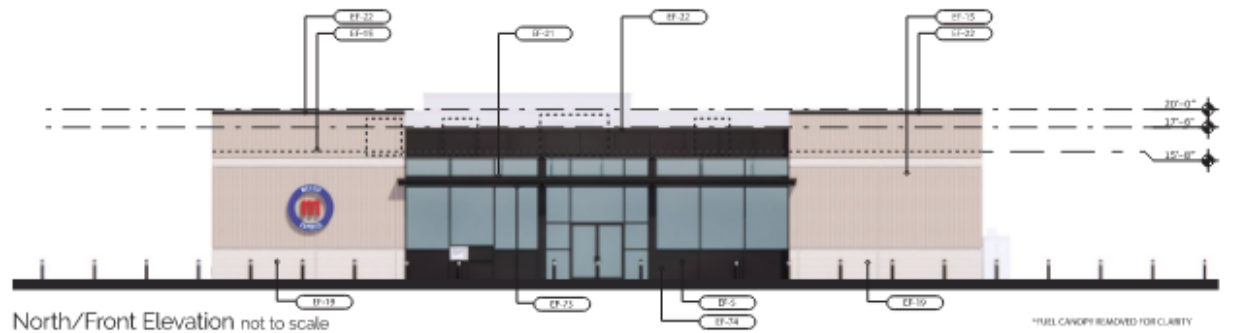


Concept Plan

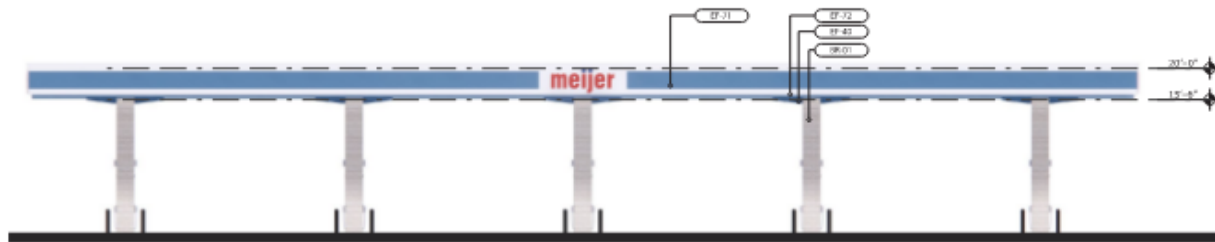
Meijer Elevations:



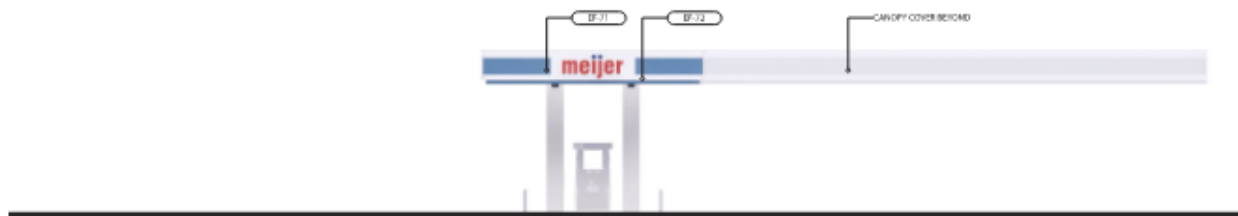
mExpress Building Elevations:



mExpress Canopy Elevations:



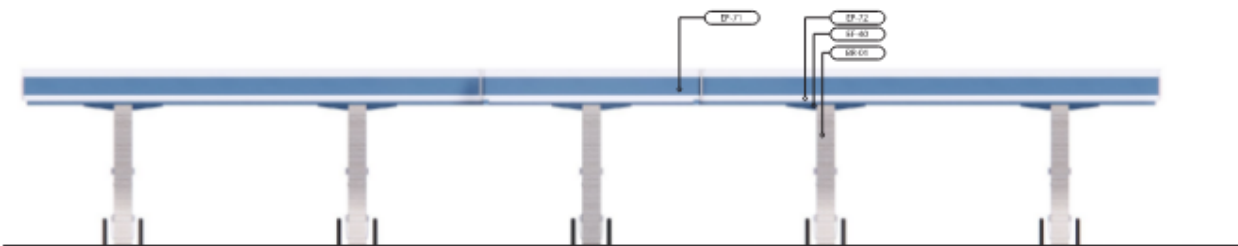
North/Front Elevation not to scale



West/Right Elevation not to scale



East/Left Elevation not to scale



South/Rear Elevation not to scale



Aerial perspective from the intersection of Southeastern Parkway and Cyntheanne Road



Aerial perspective from Southeastern Parkway



Entry perspective



Receiving dock perspective

DETAILS:

Materials used on this project are as follows. The location of these materials is called out on the elevations.

- Precast Concrete Wall
- Precast Concrete Wall, Brick Imprinted (Multiple)
- Canopy Fascia Panel and Soffit
- Metal Awnings
- Sheet Metal Flashing

STAFF COMMENTS:

Staff's requested modification to the architecture were made including additional modulation along the dock and customer pick up area, modifications to ensure all HVAC is screened and material modifications to the fueling station.

Staff has no recommendation.

STAFF RECOMMENDATION

☐ Approve

☒ No Recommendation

☐ Continue

☐ Deny