



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission

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

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

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

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

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

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

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

Case: TA-24-5

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

Petitioner: City of Fishers

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

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