



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee

DATE: 10/2/2024 at 5:00 PM

**DIRECTIONS: Fishers City Hall Theater,
1 Municipal Drive, ,**

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.

1. Regular PUD Committee

a. **Atwell Suites Saxony** **CONTINUED TO NOVEMBER**

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)

b. **The Union**

Location: 15-15-06-00-00-002.012

Case: PUD-24-19

Request: Request to approve architectural elevations for the mixed-use development, located at 9299 Gritstone Drive, for a hotel.

Petitioner: Bill Butz on behalf of Thompson Thrift (bill.butz@kimley-horn.com)

Planner: Kevin Martin, Assistant Director (martinke@fishers.in.us)

c. **Abbott Commons Amenity Center**

Parcel: 13-12-19-00-00-043.000

Case: PUD-24-16

Request: Request to approve architecture and site plan for a 1,131 square foot amenity center.

Petitioner: Kyle Eichhorn (keichhorn@hwcengineering.com)

Planner: Grace Wiley, Planner (wileyg@fishers.in.us)

2. Riverplace PUD Committee

a. None

3. Staff Communication



Planned Unit Development (PUD) Committee Staff Report

Meeting Date: October 2, 2024

DEPARTMENT CONTACT: Ross Hilleary (hillearyr@fishers.in.us)	CASE NUMBER: PUD-24-17
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PETITIONER: Brad Williams (bwilliams@thompsonthrift.com)	PROPERTY ADDRESS/LOCATION: 15-15-06-00-00-002.012
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REQUEST: Request to approval architectural elevations for the mixed-use development, located at 9299 Gritstone Drive, including a mixed use hotel office.

APPLICABLE REGULATIONS: Villas at Fishers District PUD (Ord. No. 021521D) and the City's UDO	EXISTING ZONING: Villas at Fishers District PUD	FISHERS 2040: Employment Node
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LOCATION MAP



STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

ZONING HISTORY:

The property was rezoned to the Villas at Fishers District, Ord. No. 021521D in 2021, which included the multi-family development known as The Slate at Fishers District (*Area A on Exhibit D - Concept Plan*) and this proposed development The Union (*Area B on Exhibit D - Concept Plan*).

Area B was including retail, office, residential and a parking garage with two concept plans included (*Exhibit D - Concept Plans (Area B) Continued*).



Villas at Fishers District PUD, Ord. No. 021521D, Exhibit D - Concept Plan



Villas at Fishers District PUD, Ord. No. 021521D, Exhibit D - Concept Plan, Option 1

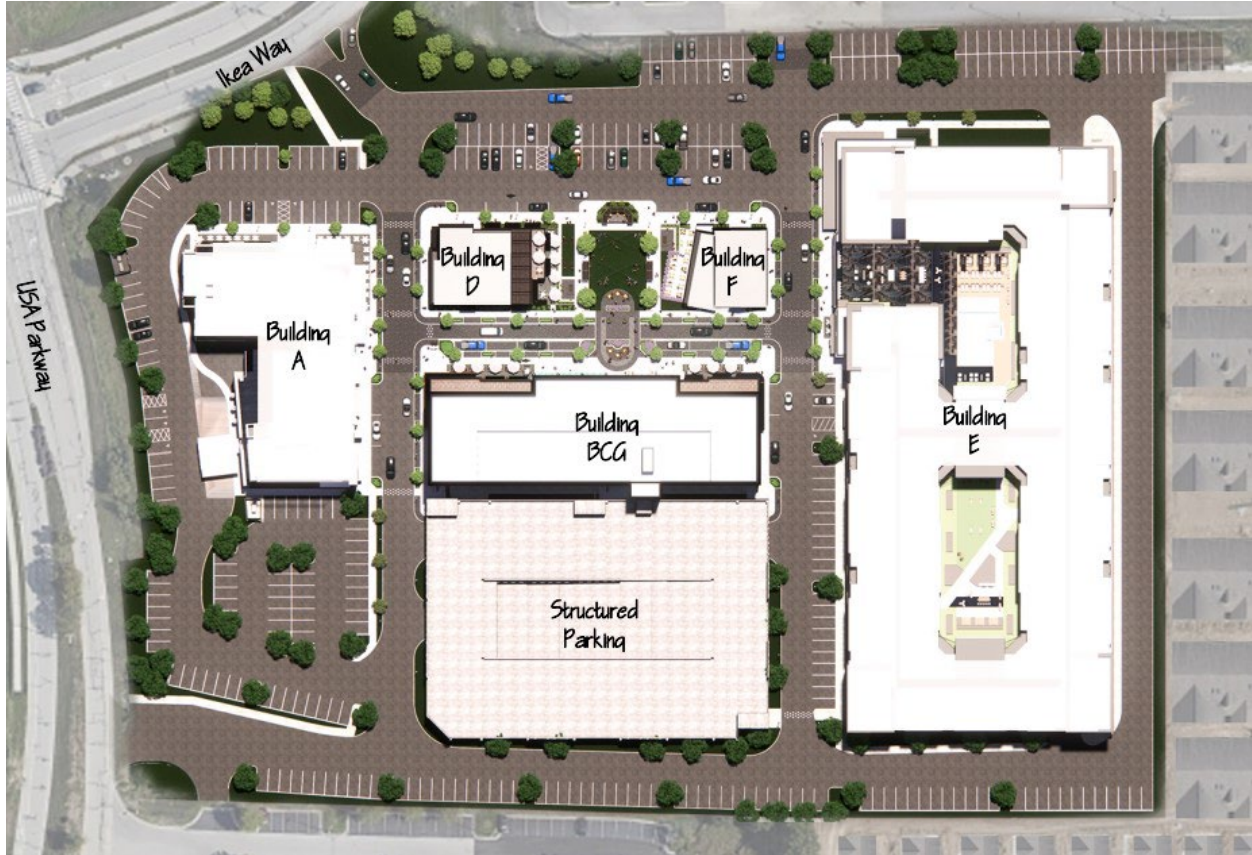


Villas at Fishers District PUD, Ord. No. 021521D, Exhibit D - Concept Plan, Option 2

PETITION OVERVIEW:

Petitioner received approval for Building BCG (mixed-use / office) Building D (restaurant) Building F (restaurant), Building E (mixed use / multi-family) and the structured parking at the September 2024 PUD Committee.

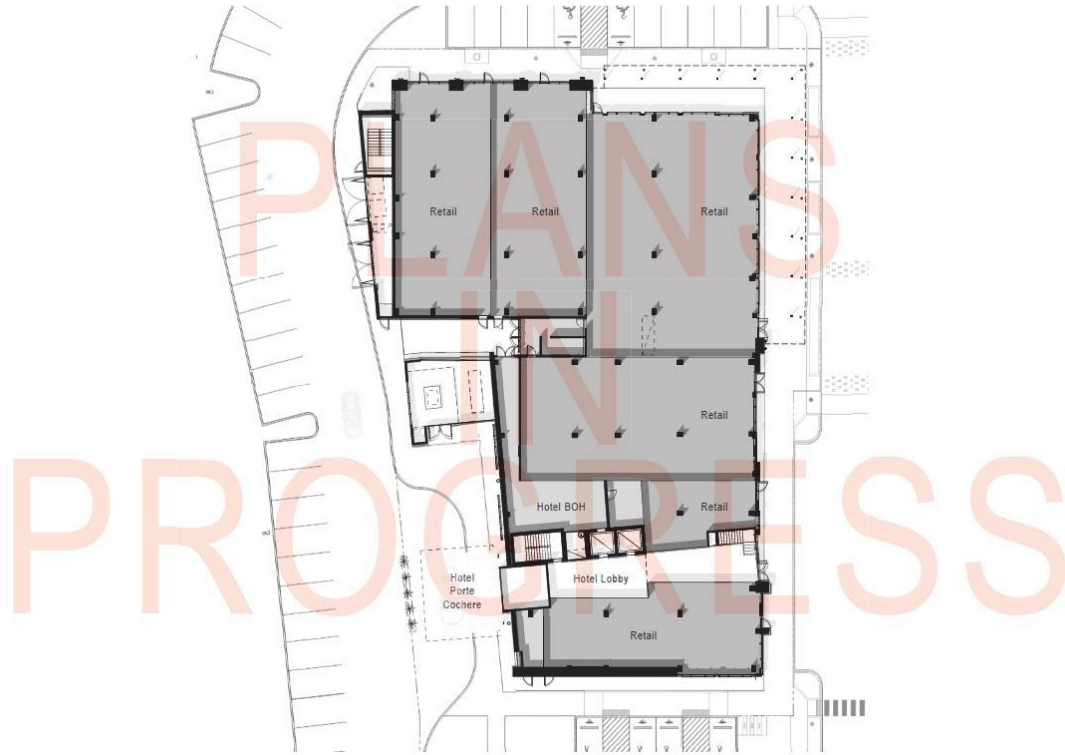
The Petitioner is requesting approval of Building A (hotel).



The Union Site Plan

Building A (Hotel)

The first floor of the hotel will contain the hotel lobby off the west façade. Retail will be located along the north and east façade adjacent to Building D and Building BCG. The second floor of the hotel will have a bar, meeting rooms, fitness, and hotel offices, with the third through sixth floors being typical hotel rooms, as seen in the floor plans below. These are still in progress with AC Hotels.



Ground Floor Plan



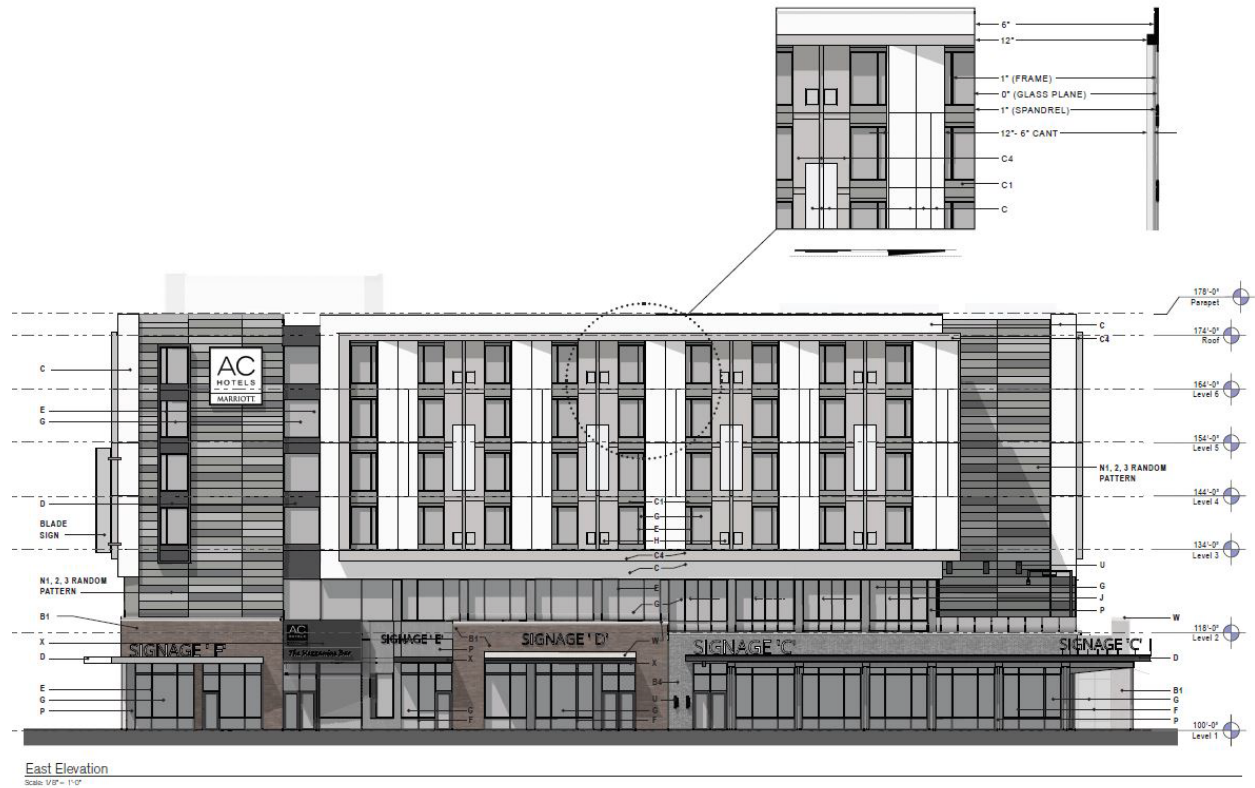
Second Floor Plan & Typical Floor Plan for Floors Three through Six



View from the Northeast



View form the Southeast

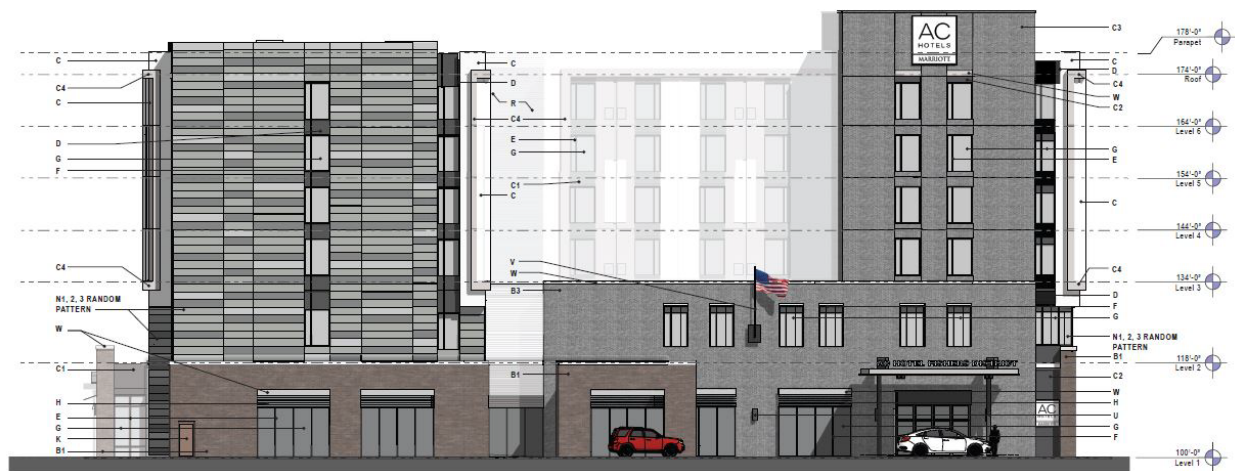


East Elevation





South Elevation (No Area of Mural)



West Elevation

Material Breakdown

The building is a combination of EIFS, Glass, Masonry, and Cement Board. The building will have:

- 14.5% Cement Board
- 17.45% Masonry Façade
- 23.96% Glass
- 40.40% EIFS

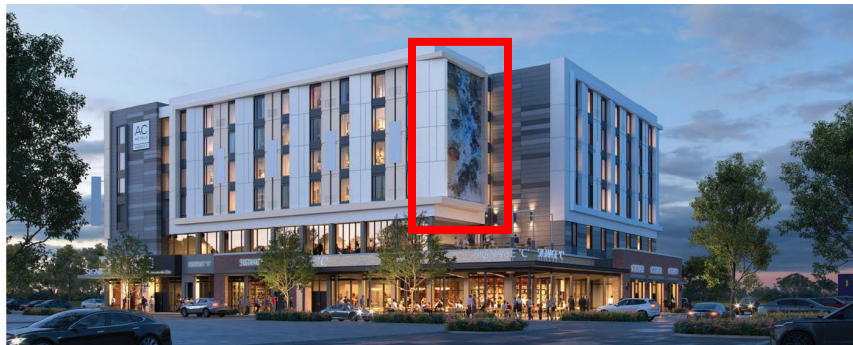
SF OF MATERIAL PER ELEVATION

	EIFS		GLASS		MASONRY		CEMENT BOARD		(OTHER)			
	SF	%	SF	%	SF	%	SF	%	SF	%		
NORTH	4320	40.4	3069	28.73	1466	13.73	993	9.3	833	7.8	MURAL	10681
SOUTH	3600	33	1407	20.72	1464	21.36	319	4.7	-	-	-	6790
EAST	5537	40	4008	28.95	1938	14	2361	17.1	-	-	-	13844
WEST	5440	35.2	2722	17.61	3293	21.3	3128	20.2	875	5.7	MTL SCREEN	15438
TOTAL SF	18897	40.4	11206	23.96	8161	17.43	6801	14.3	1708	3.7		46773
	EIFS		GLASS		MASONRY		CEMENT BOARD		(OTHER)			TOTAL SF

Material Breakdown

PUBLIC ART:

The developer is proposing 833 SQFT of public art on the façade of the building, that will be integrated into the façade along the third through six floors. Art work will be reviewed by the Fishers Arts & Culture Commission and staff.



Public Art Location

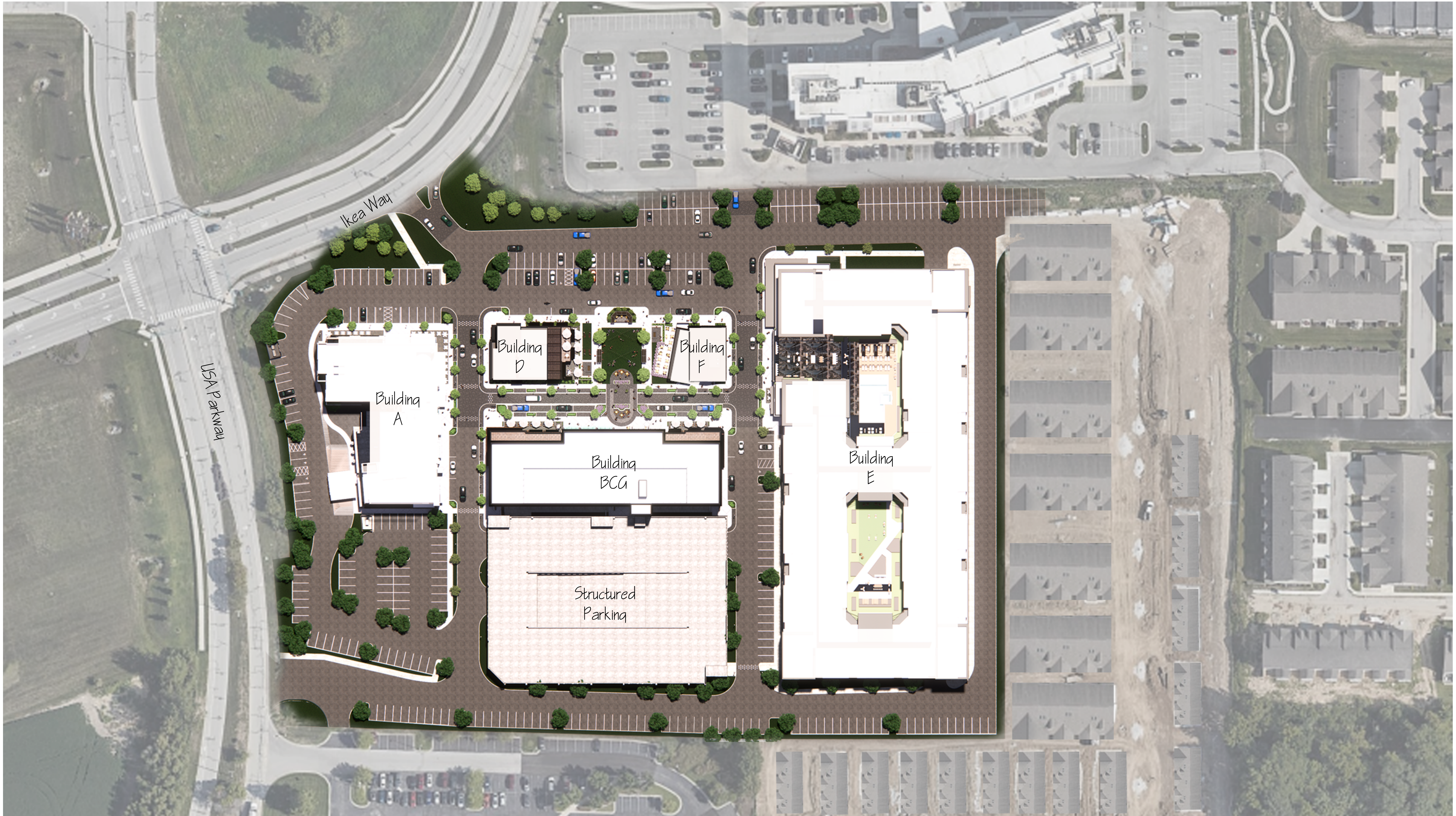
STAFF RECOMMENDATION:

Staff recommends the PUD Committee approve building A (hotel) elevation as proposed and approval of the site plan with the following condition(s):

1. Petitioner to continue to work with staff on solidifying pedestrian connectivity to the north, and
2. All TAC Comments are addressed.

STAFF RECOMMENDATION

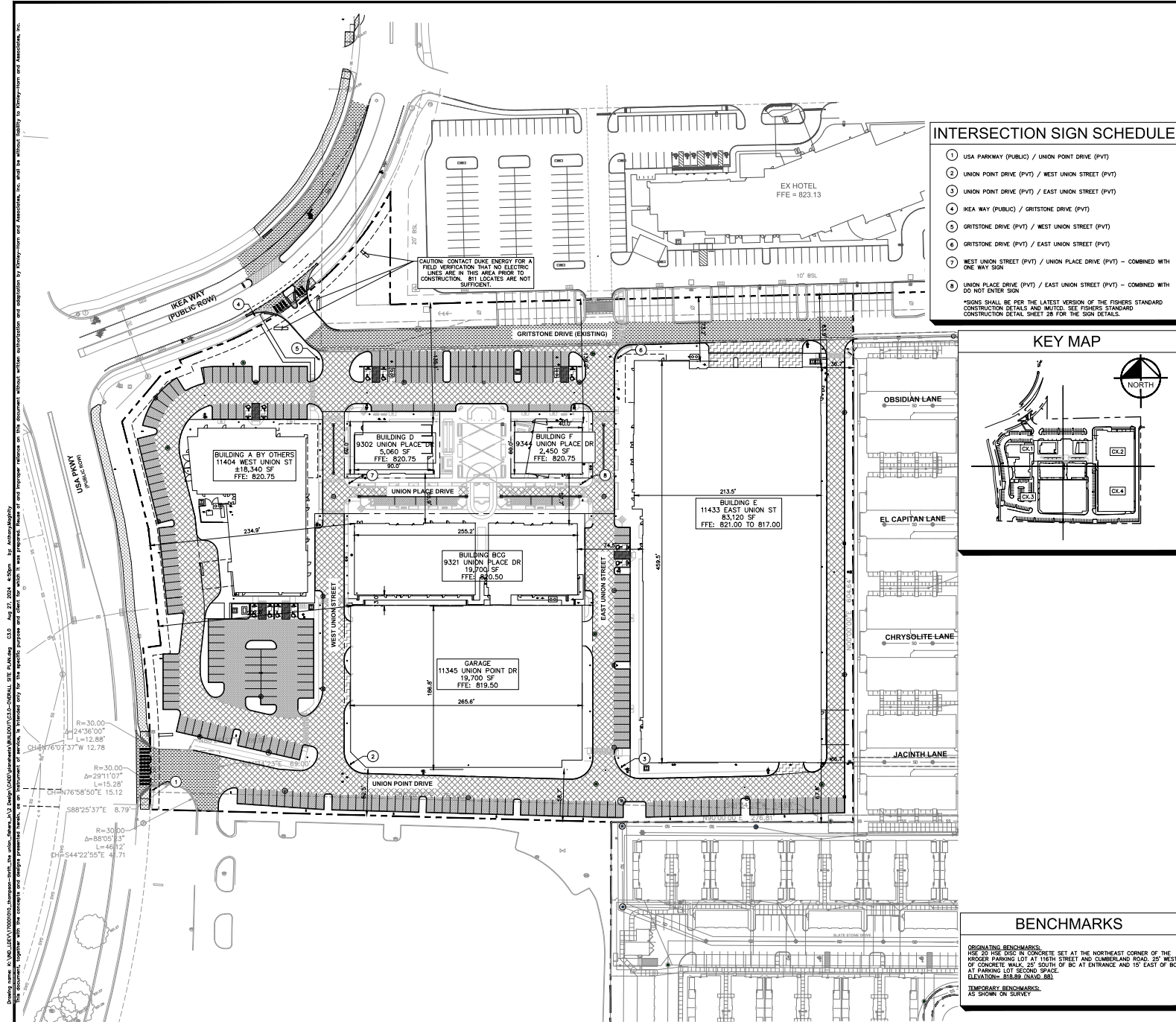
☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny











INTERSECTION SIGN SCHEDULE

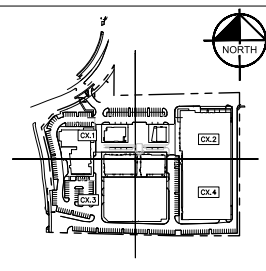
- ① USA PARKWAY (PUBLIC) / UNION POINT DRIVE (PVT)
- ② UNION POINT DRIVE (PVT) / WEST UNION STREET (PVT)
- ③ UNION POINT DRIVE (PVT) / EAST UNION STREET (PVT)
- ④ IKEA WAY (PUBLIC) / GRITSTONE DRIVE (PVT)
- ⑤ GRITSTONE DRIVE (PVT) / WEST UNION STREET (PVT)
- ⑥ GRITSTONE DRIVE (PVT) / EAST UNION STREET (PVT)
- ⑦ WEST UNION STREET (PVT) / UNION PLACE DRIVE (PVT) – COMBINED WITH ONE WAY SIGN
- ⑧ UNION PLACE DRIVE (PVT) / EAST UNION STREET (PVT) – COMBINED WITH

*SIGNS SHALL BE PER THE LATEST VERSION OF THE FISHERS STANDARD CONSTRUCTION DETAILS AND IMUTCD. SEE FISHERS STANDARD CONSTRUCTION DETAIL SHEET 28 FOR THE SIGN DETAILS.

PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE FISHERS DETAILS - SHEET 2 OF 29 (COLLECTOR PAVEMENT SECTION)
	CONCRETE SIDEWALK/PLATBOOK SEE LANDSCAPE PLANS FOR MORE DETAILS
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE FISHERS DETAILS - SHEET 6 OF 29 (PERIMETER PATH)
	GRAVEL SEE CONSTRUCTION DETAILS FOR DRAIN SECTION
	1.5\" data-bbox="100 450 200 500"/>

KEY MAP



SITE SUMMARY

SITE ZONING	=	PLU (AAS) AT FISHERS DISTRIBUTION
SITE ACRES	=	10.095 AC.A.
BUILDING A AREA	=	18,008 SF (6 STORES)
BUILDING B HEIGHT	=	8' FT (TOP OF PARAPET)
BUILDING BCG AREA	=	19,000 SF (4 STORES)
BUILDING BCG HEIGHT	=	8' FT (TOP OF PARAPET)
BUILDING D AREA	=	5,060 SF (2 STORES)
BUILDING D HEIGHT	=	8' FT (TOP OF ROOF)
BUILDING E AREA	=	83,120 SF (6 STORES)
BUILDING E HEIGHT	=	74' FT (TOP OF PARAPET)
BUILDING F AREA	=	450 SF (1 STORY)
BUILDING F HEIGHT	=	34' FT (TOP OF GABLE)
PARKING STRUCTURE	=	48,760 SF (2 PARKING LEVELS)
PARKING STRUCTURE HEIGHT	=	22'-4" (TOP OF TOP LEVEL)
SURFACE PARKING:		
PARKING SPACES (STANDARD) PROVIDED	=	237 SPACES
PARKING SPACES (PARALLEL) PROVIDED	=	20 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	5 SPACES
TOTAL SURFACE PARKING SPACES PROVIDED	=	268 SPACES
GARAGE PARKING:		
PARKING SPACES (BOG GARAGE AREA) PROVIDED	=	494 SPACES
PARKING SPACES (BOG GARAGE AREA) REQ'D/PROVIDED	=	10/10 SPACES
PARKING SPACES (BEG GARAGE AREA) PROVIDED	=	8/8 SPACES
PARKING SPACES (BUILDING E AREA) REQ'D/PROVIDED	=	8/8 SPACES
TOTAL GARAGE PARKING SPACES PROVIDED	=	867 SPACES
GRAND TOTAL OF SITE PARKING SPACES PROVIDED	=	1,135 SPACES
NETTWOOL COVERAGE		
SITE AREA	=	10.095 AC.
PAVED AREA	=	9,203 AC.
GREEN SPACE	=	1,447 AC.
PERCENT PAVED %	=	86.7 %

EXISTING LEGEND

○ BOLLARD	○ MISC. LED	◇ YARD LIGHT
○ CONTROL, REMONARK	○ MOTOR WELL	◇ SANITARY CLEANING
○ ROLL MOVEMENT	○ GAS MANNER	◇ VENT PIPE
○ FLAG POLE	○ GAS VALVE	◇ VENT PIPE
○ MAIN VALVE	○ GAS VALVE	◇ CURB RAIL
○ UTILITY POLE	○ AC UNIT	◇ STORM LEAK
○ POST	○ AREA LIGHT	◇ STORM ROOF DRAIN
○ SOL BOLLARD	○ ELECTRICAL BOX	◇ STORM DRAIN MANHOLE
○ HANDICAP SYMBOL	○ ELECTRICAL BOX	◇ STORM DRAIN MANHOLE
○ CABLE MANHOLE	○ ELECTRICAL METER	◇ FIRE DEPT CONNECTION
○ CABLE FEEDTHRU	○ ELECTRICAL METER	◇ FIRE HYDRANT
○ TELEPHONE FEEDTHRU	○ ELECTRICAL MANHOLE	◇ IRRIGATION VALVE
○ TELEPHONE MANHOLE	○ ELECTRICAL TRANSFORMER	◇ POST INDICATOR VALVE
○ TELEPHONE MANHOLE	○ ELECTRICAL TRANSFORMER	◇ WATER METER
○ FIBER OPTIC MAKER	○ POWER POLE	◇ WATER VALVE
○ FIBER OPTIC MANHOLE	○ TRAFFIC SIGNAL POLE	◇ TRAIL / STUMP
○ FENCE LINE	◇ TRAFFIC MANHOLE	◇ TOP OF BANK
○ IS - SANITARY SEWER	◇ TRAIL SLOPE	◇ UNDERGROUND FIRE OPTIC
○ IS - STORM DRAIN	◇ TRAIL SLOPE	◇ OVERHEAD ELECTRICAL
○ IS - WATER LINE	◇ TRAIL SLOPE	◇ UNDERGROUND ELECTRICAL
○ IS - TRAIL LINE	◇ TRAIL SLOPE	◇ UNDERGROUND TELEPHONE

BENCHMARKS

ORIGINATING BENCHMARKS:
HSE 20 HSE DISC IN CONCRETE SET AT THE NORTHEAST CORNER OF THE
KROGER PARKING LOT AT 116TH STREET AND CUMBERLAND ROAD, 25' WEST
OF CONCRETE WALK, 25' SOUTH OF BC AT ENTRANCE AND 15' EAST OF BC
AT PARKING LOT SECOND SPACE.
ELEVATION = 818.89 (NAD 83)

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

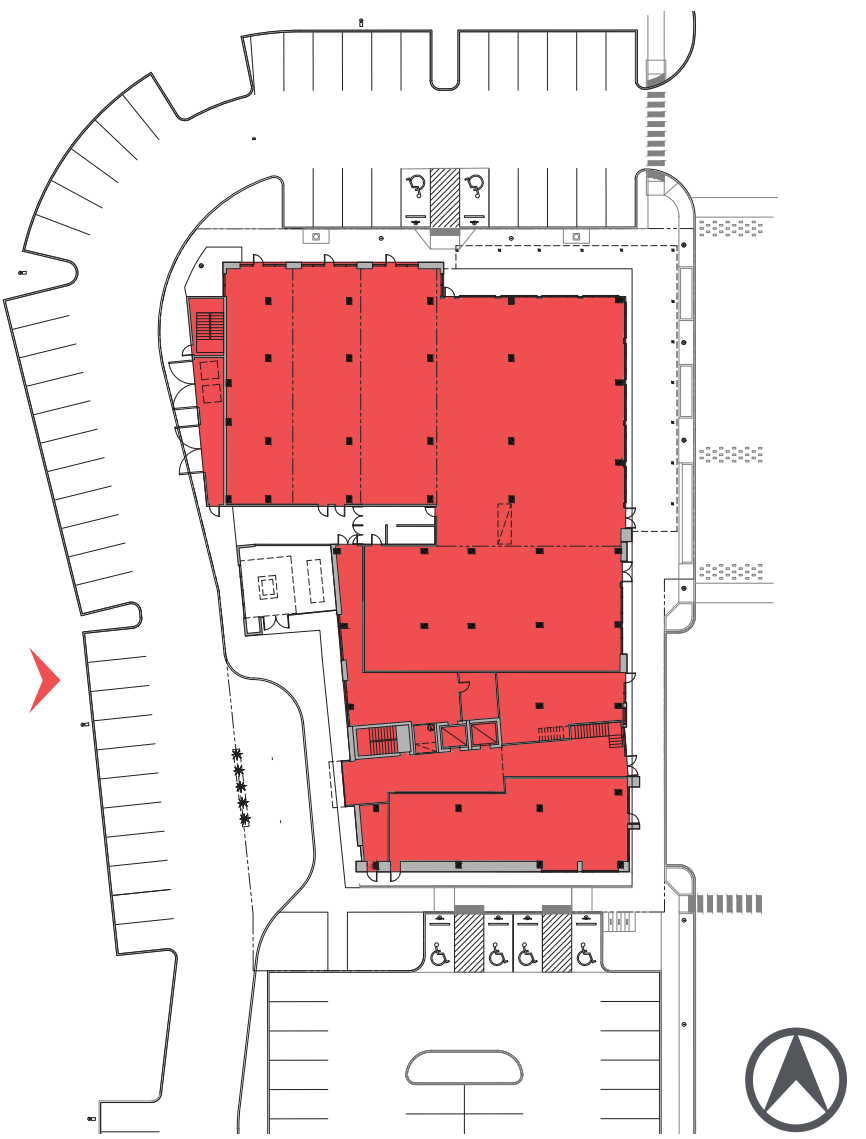
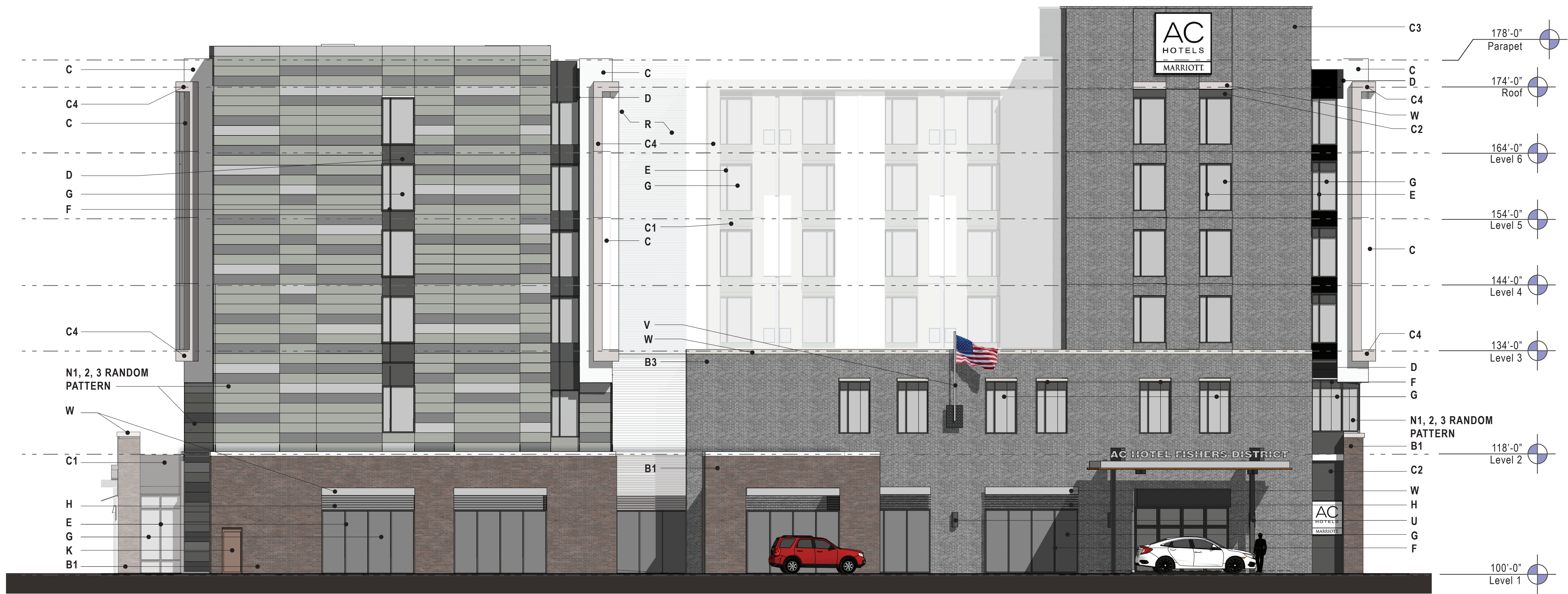
C3.0	SHEET NUMBER	KHA PROJECT NO. 170091010	ORIGINAL ISSUE: 05/01/2024	9302/9344/9321 UNION PLACE DR	THE UNION AT FISHERS DISTRICT PHASE 2	OVERALL SITE PLAN	THOMPSON THRIFT 111 MONUMENT CIRCLE, SUITE 1500 INDIANAPOLIS, WWW.THOMPSONTHRIFT.COM		SCALE: AS NOTED	DESIGNED BY: AMM	DRAWN BY: VS	CHECKED BY: WMB		200 EAST WASHINGTON AVENUE, INC. 500 EAST WASH STREET, SUITE 500 INDIANAPOLIS, IN 46204 WWW.KHLET-KH.COM	CLIENT & CITY COMMENTS	07/23/24	AMM
									08/12/24	AMM							
									08/27/24	AMM							
									07/23/24	AMM							



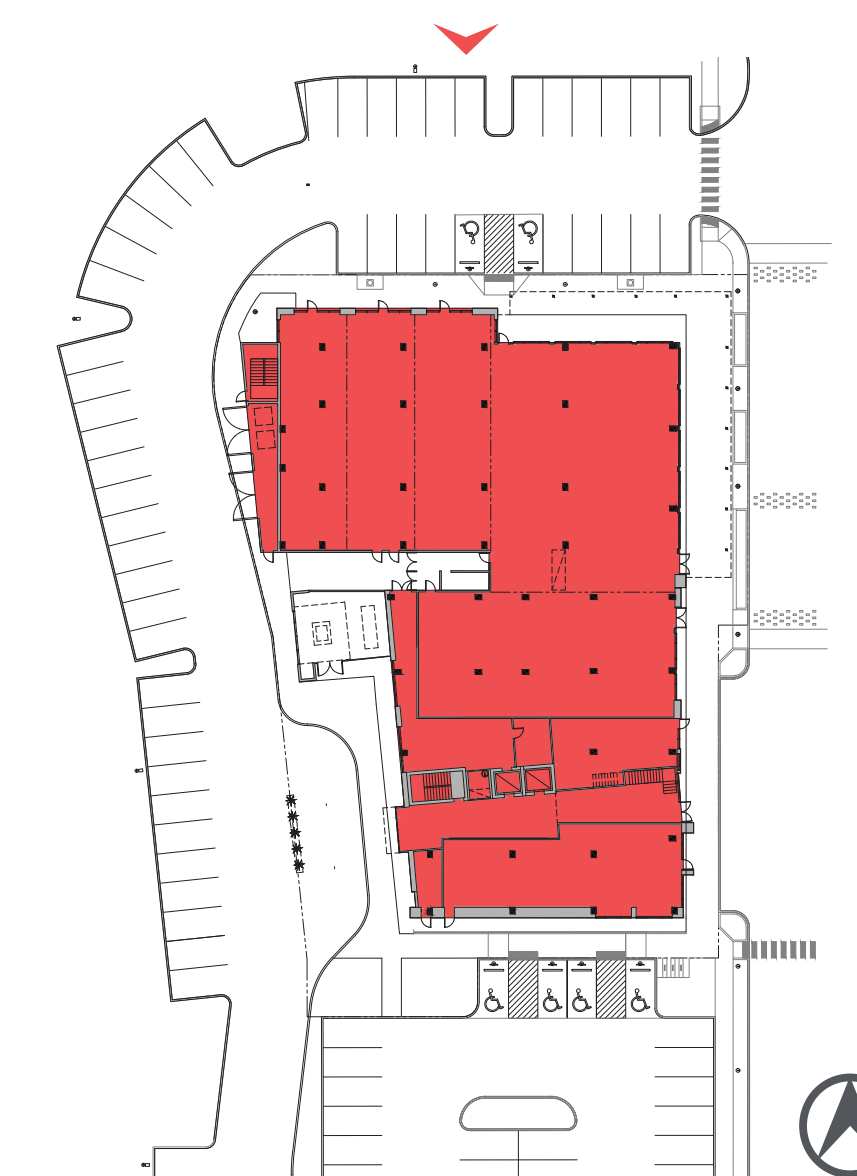
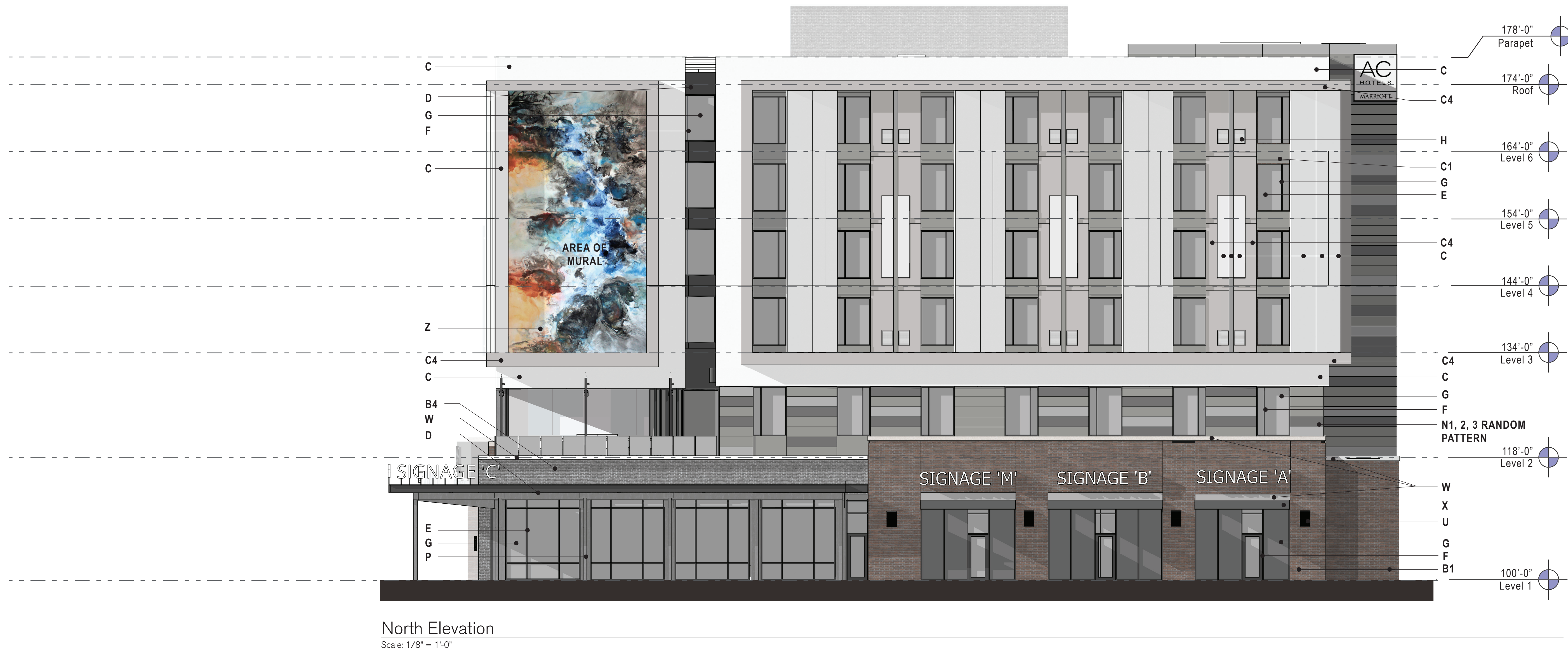
Perspective View - Northeast
 Scale: NTS



East Elevation
Scale: 1/8" = 1'-0"

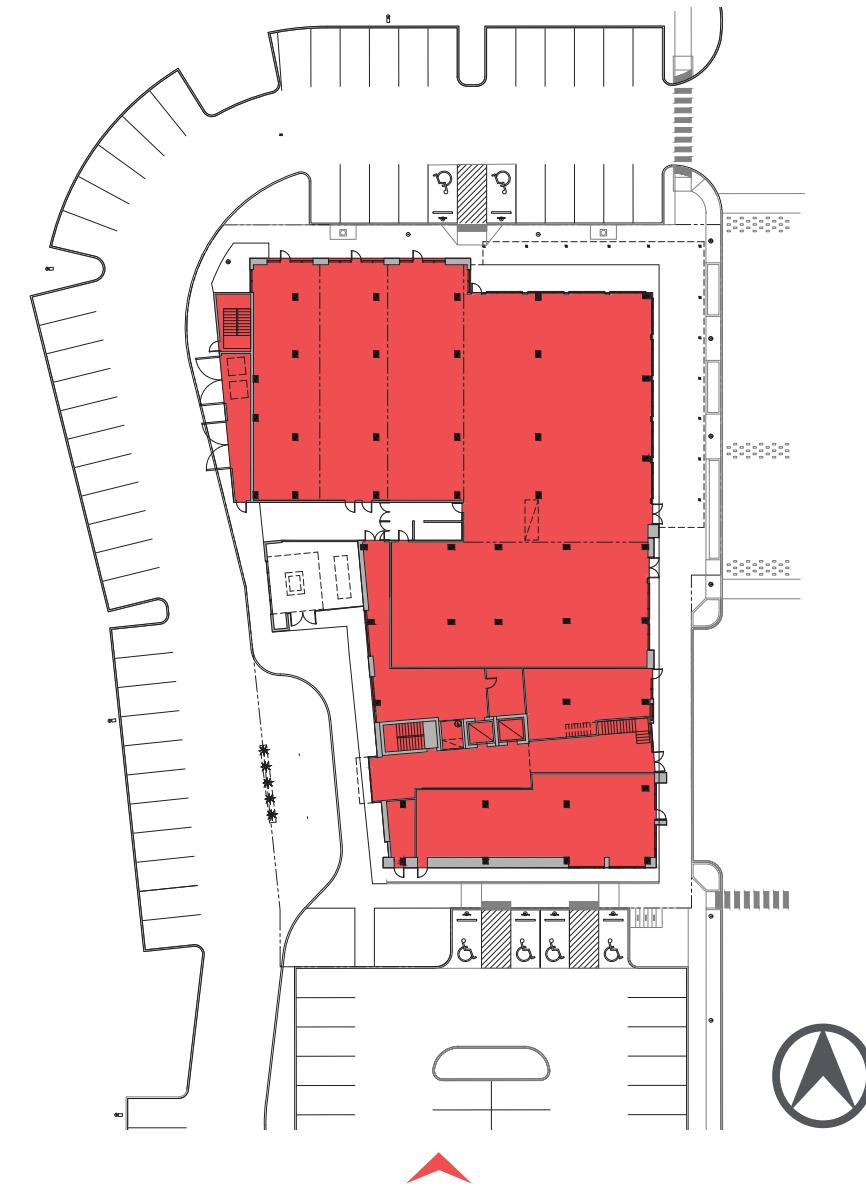


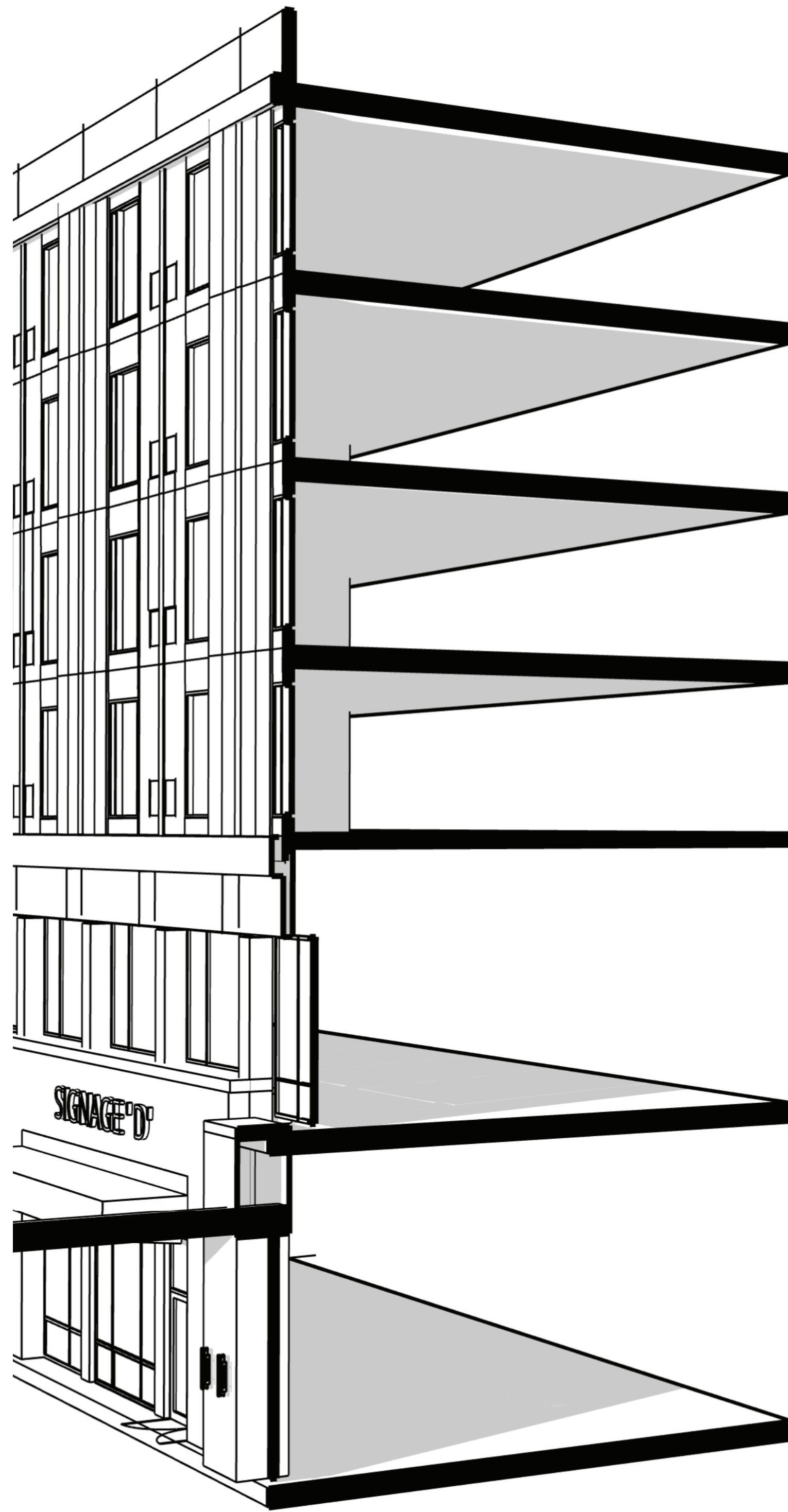
West Elevation
Scale: 1/8" = 1'-0"



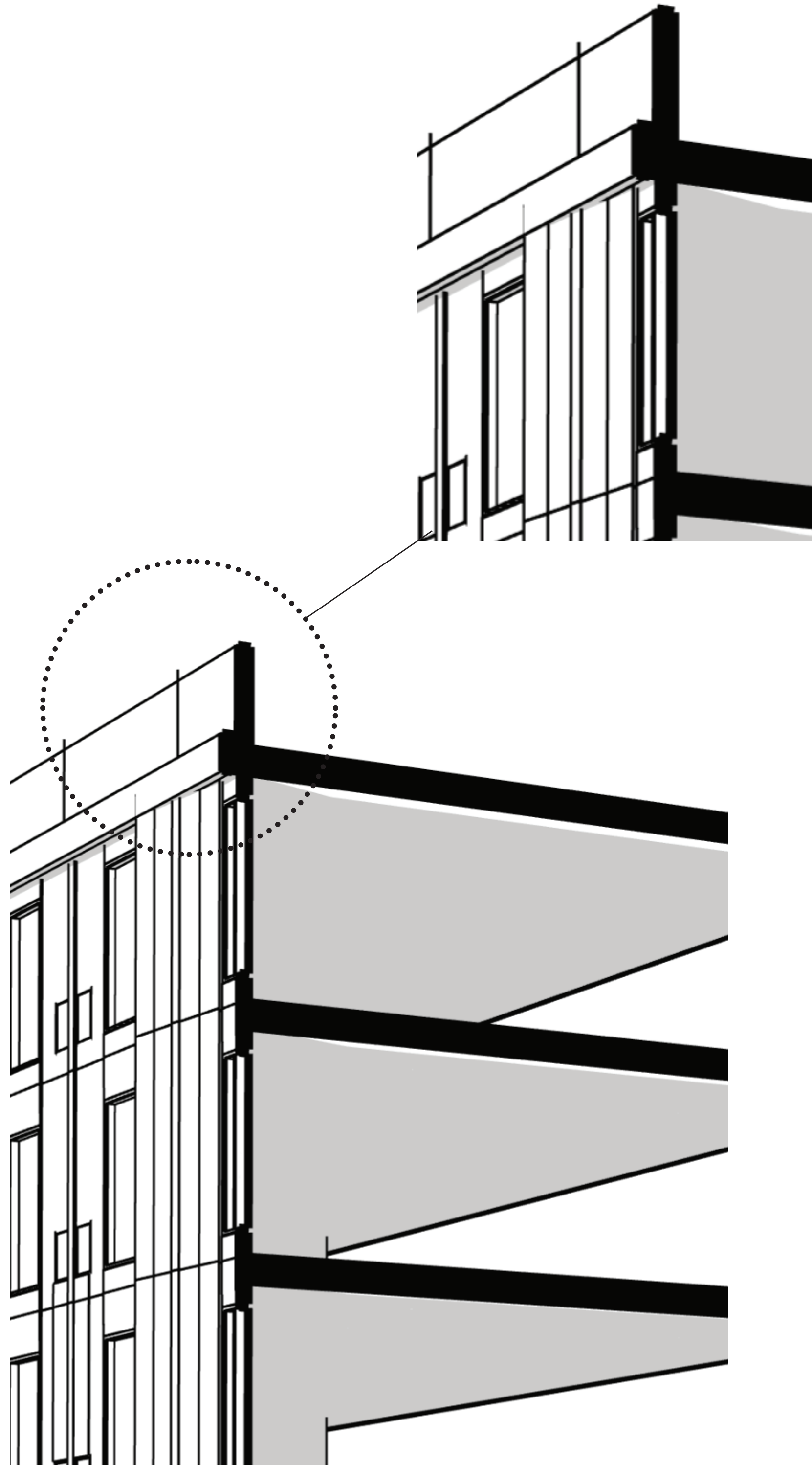


South Elevation
Scale: 1/8" = 1'-0"

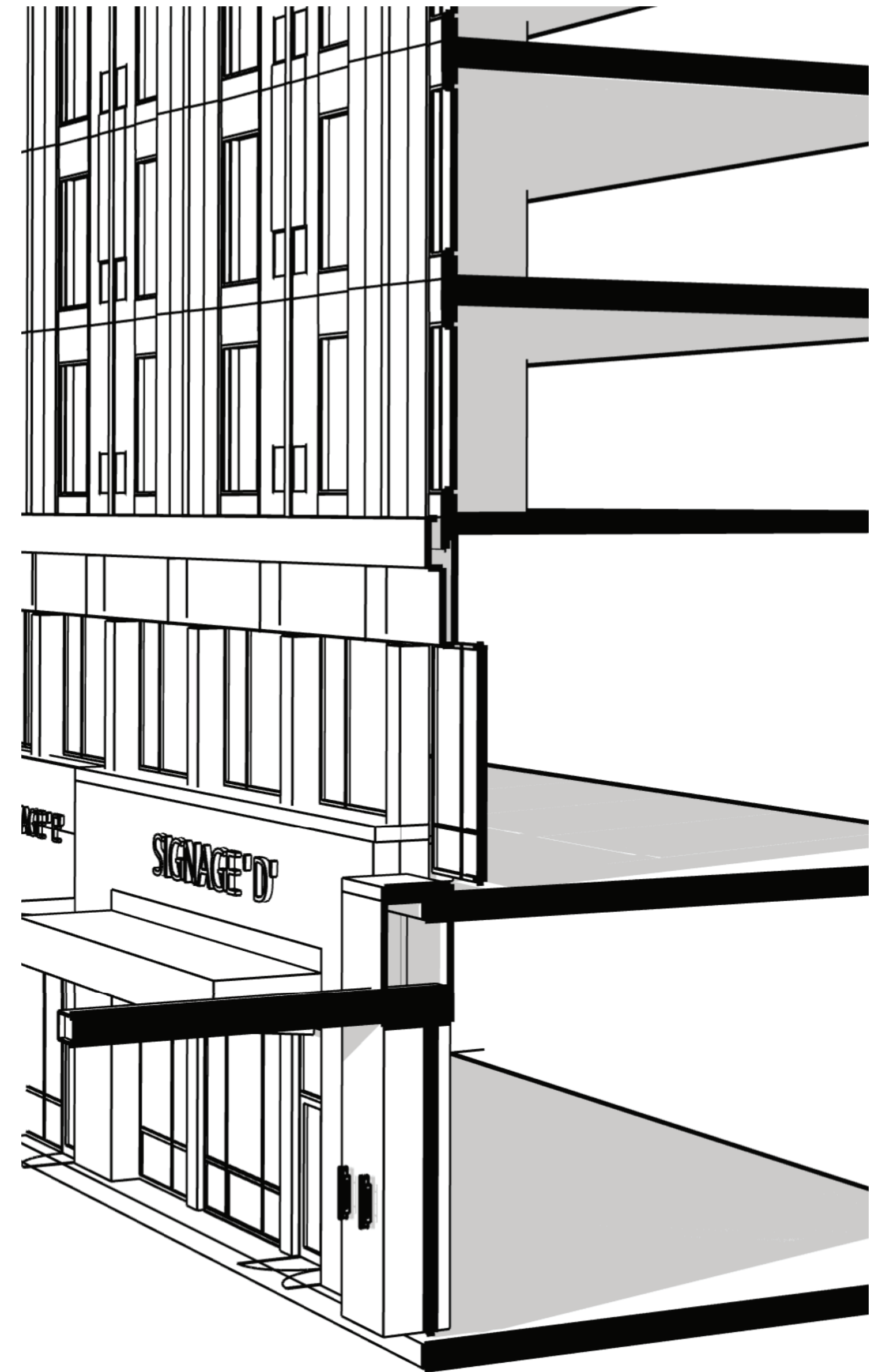




Facade Section
Scale: N/A



Facade Section (Upper)
Scale: N/A



Facade Section (Lower)
Scale: N/A



Perspective View - Southwest
Scale: NTS

EXTERIOR MATERIAL PERCENTAGES

SF OF MATERIAL PER ELEVATION

	EIFS		GLASS		MASONRY		CEMENT BOARD		(OTHER)		
	SF	%	SF	%	SF	%	SF	%	SF	%	
NORTH	4320	40.4	3069	28.73	1466	13.73	993	9.3	833	7.8	MURAL 10681
SOUTH	3600	53	1407	20.72	1464	21.56	319	4.7	-	-	6790
EAST	5537	40	4008	28.95	1938	14	2361	17.1	-	-	13844
WEST	5440	35.2	2722	17.61	3293	21.3	3128	20.2	875	5.7	MTL SCREEN 15458
TOTAL SF	18897	40.4	11206	23.96	8161	17.45	6801	14.5	1708	3.7	46773
	EIFS		GLASS		MASONRY		CEMENT BOARD		(OTHER)		TOTAL SF



Southwest Perspective
Scale: NTS



Southeast Perspective
Scale: NTS



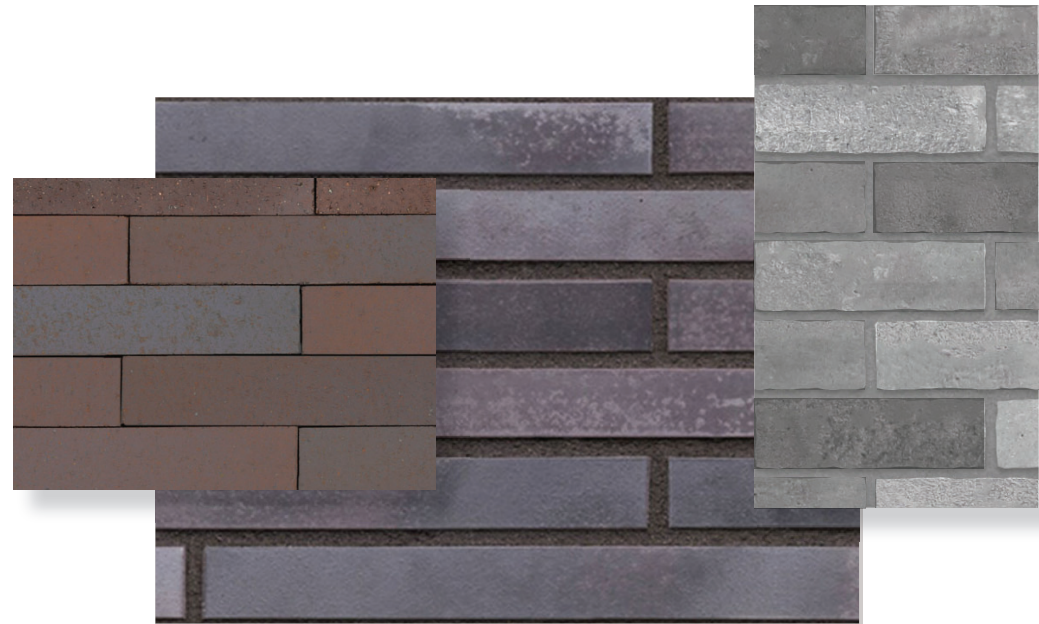
Northeast Perspective
Scale: NTS



Northwest Perspective
Scale: NTS



A. Custom Cast Stone: 4x24 Smooth - Super Black



B. Brick Veneer: Interstate Brick - Emporor 4x16 - (B1-Red) (B2-Black) (B3-Gray) (B4-Taylor Clay Products: Frost Gray)



C. EIFS: STO - Limestone Benjamin Moore (C-Light) (C1-Gray) (C2-Black) (C3-New Brick) (C4-Medium Gray)



D. Metal Fascia: PAC CLAD - Dark



E. Window Frame: Wojan - Fixed - Dark



F. Storefront Framing: Kawner - Dark



G. Glazing: Oldcastle - Low E Insulated - Clear



H. Louver: Reliable - 67 Sandstone



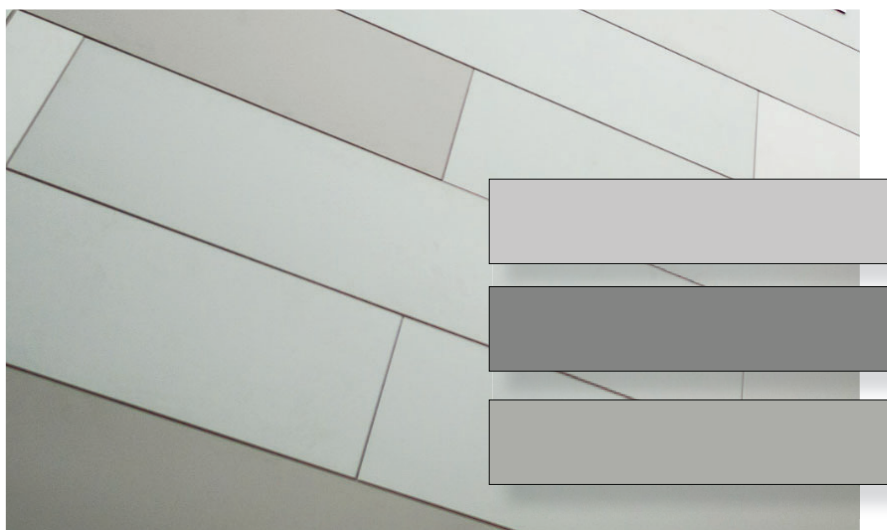
J. Operable Window: Solar Innovations - Bi Fold - Dark



K. Paint: Sherwin Williams - Oasis Mauve



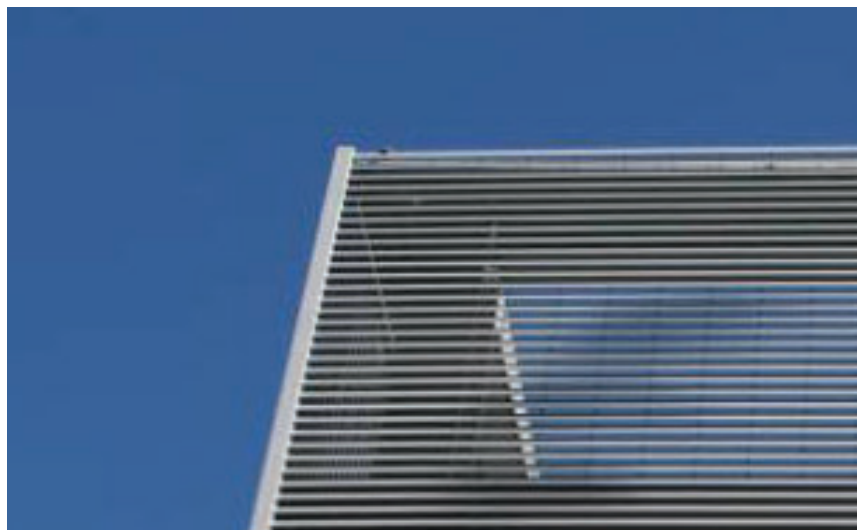
P. Column: Concrete - Rubbed Finish - Gray



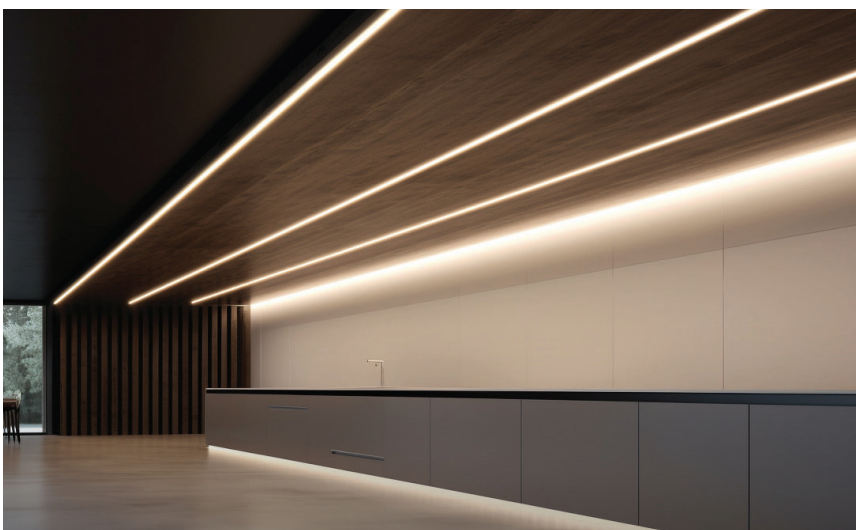
N. Exterior Cladding: Nichiha Illumination (N1-Light Gray) 25% +/- (N2-Dark Gray) 25% +/- (N3-Medium Gray) 50% +/-



Q. Metal Gate: Custom - Perforated Metal - Gray



R. Roof Screen: Ruskin - Architectural Louver - Gray



T. Accent Light - Linear LED - TBD



U. Decorative Light: AAL - TBD - Dark



V. Flagpole: Eagle - 45 Degree Outrigger - Dark



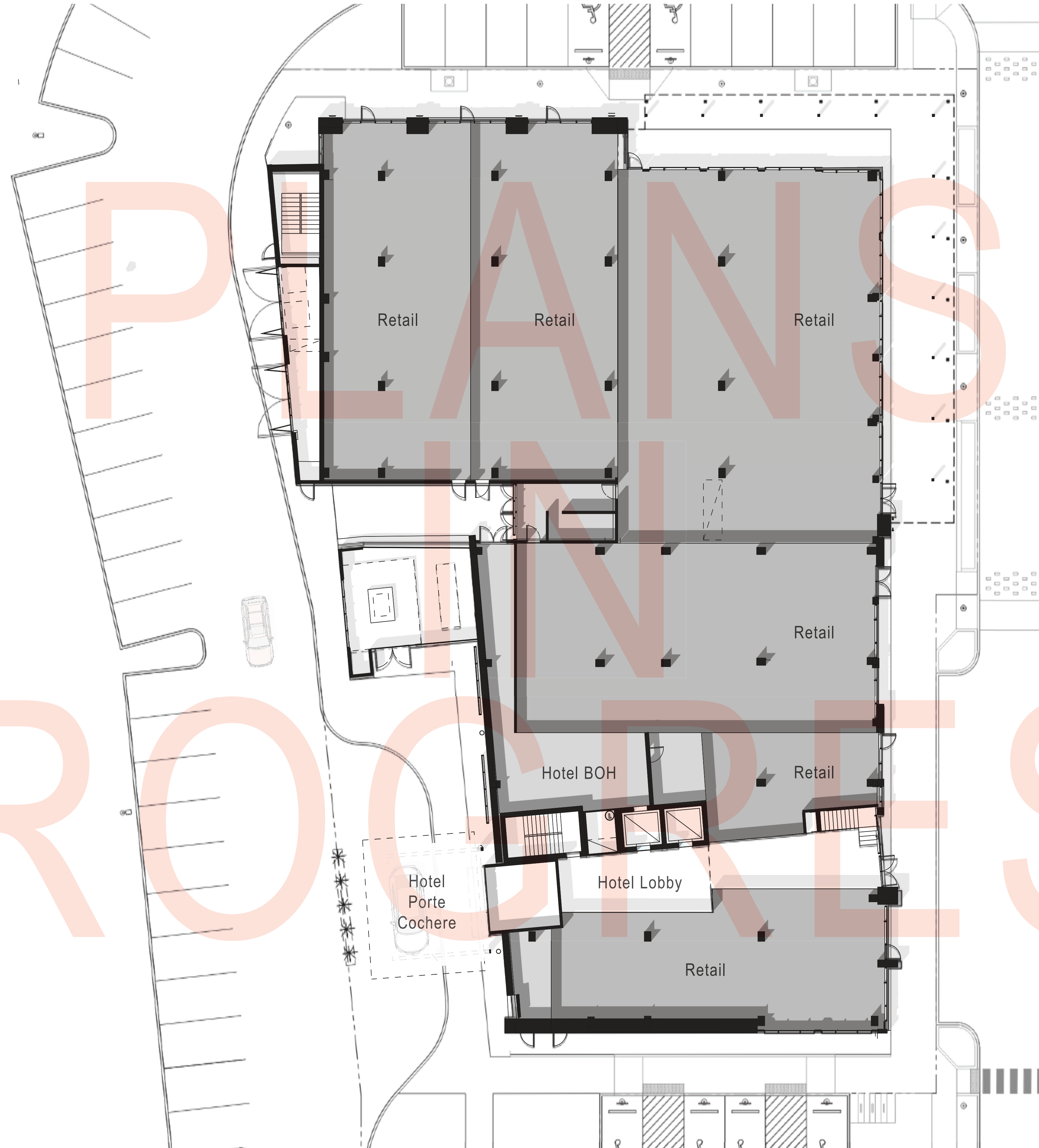
W. Limestone or Buff Cast Stone



X. Canvas Awning: TBD - Sunbrella Fire Rated - Dark



Z. Mural: Custom Art - TBD



Ground Floor Plan
Scale: 1/16" = 1'-0"



Second Floor Plan
Scale: 1/16" = 1'-0"



Typical Floor Plan (Level 3-6)
Scale: 1/16" = 1'-0"



Perspective View - Northeast
Scale: NTS



East Elevation
Scale: 1/8" = 1'-0"



TONE ON TONE



NESTED FEATURE ENTRY



GATHERED LOUVER (4/5)



CONTRASTING WALL PLANES WITH PASSIVE PLANES TO SERVE AS CANVAS FOR FEATURE WALLS

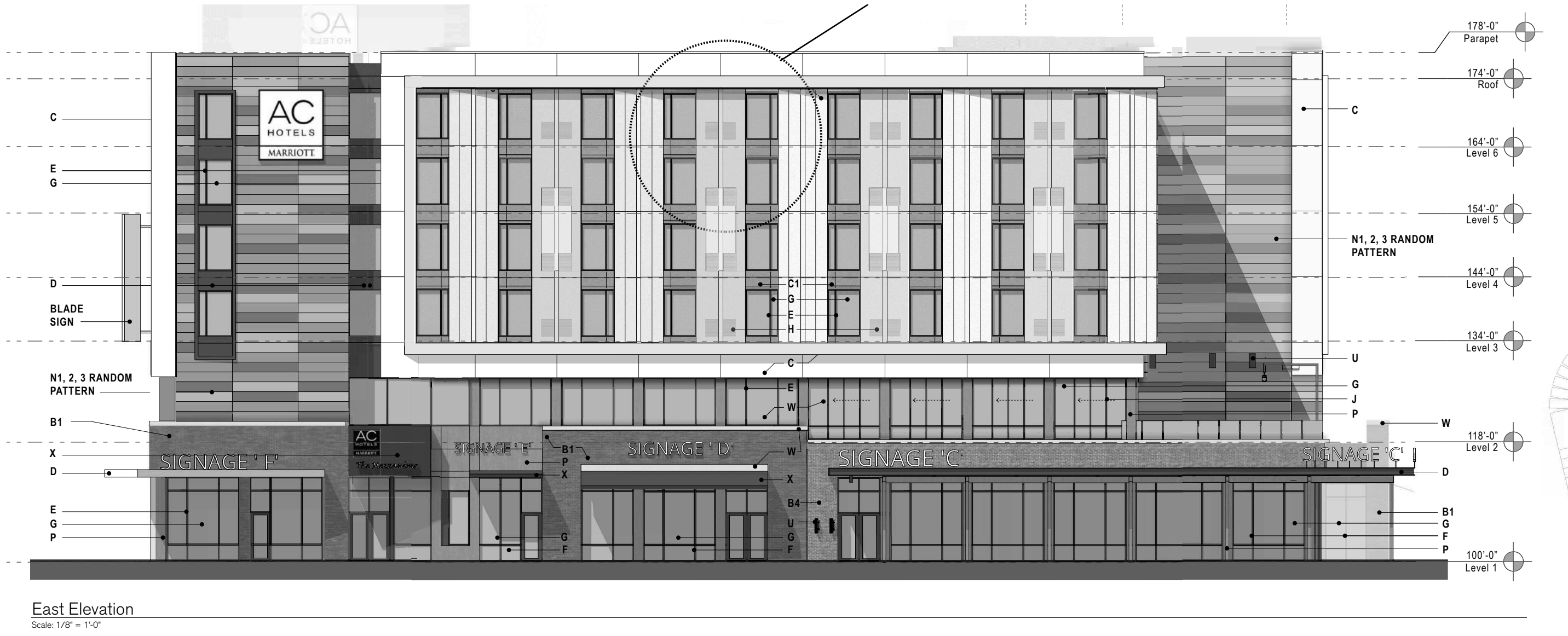


FACADE PLANES FLOATING ON MASONRY BASE

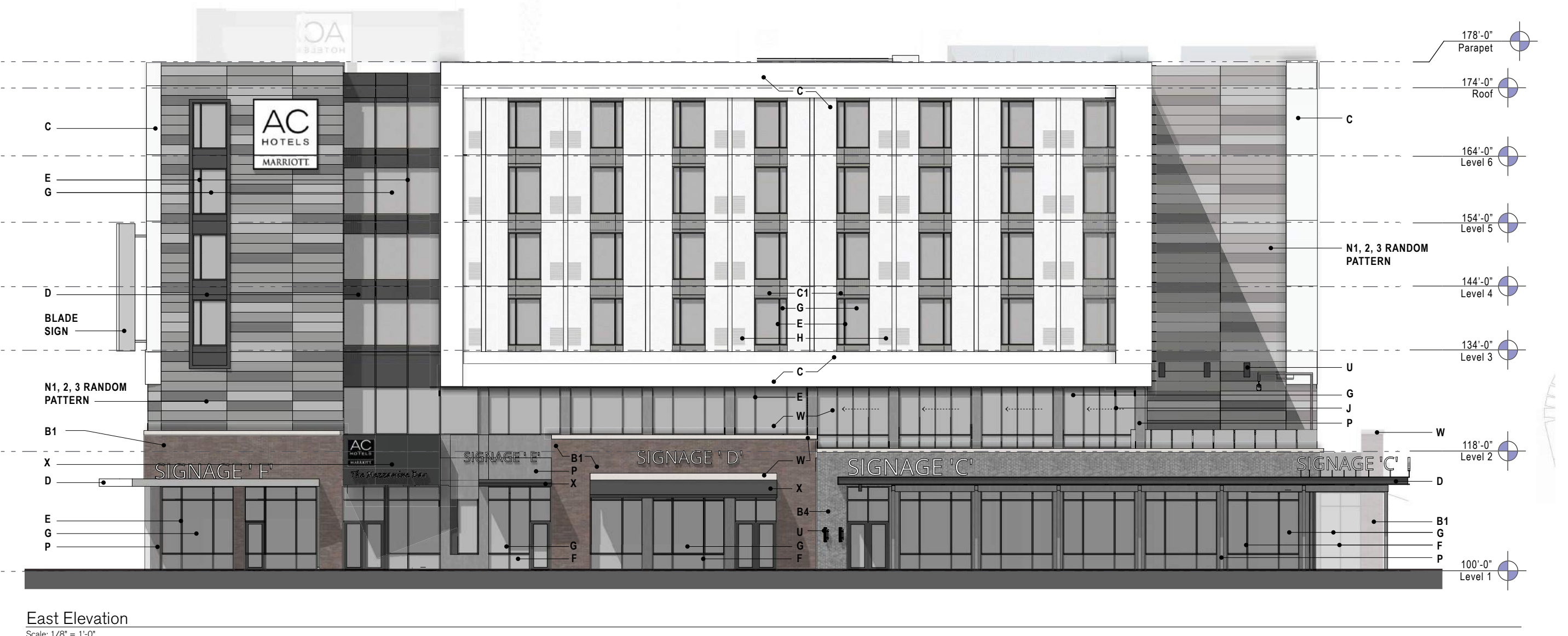


SEPARATED PLANES

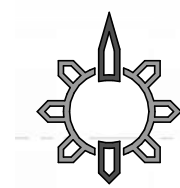
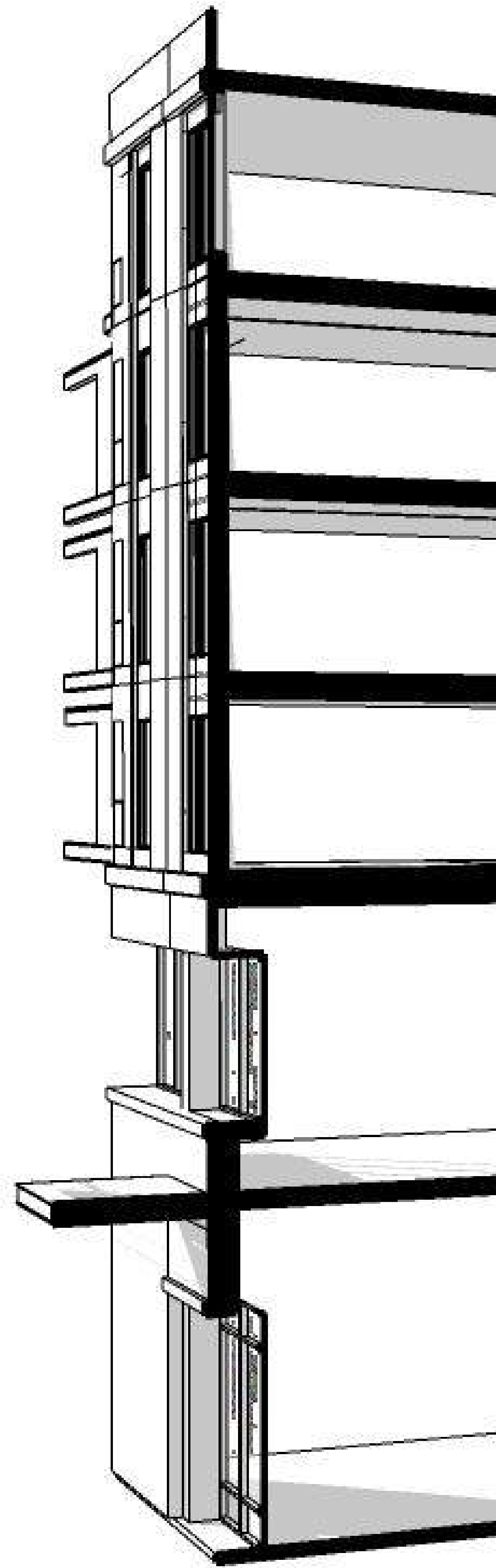
CHARACTERISTIC IMAGERY



2024-09-20

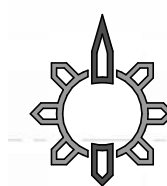
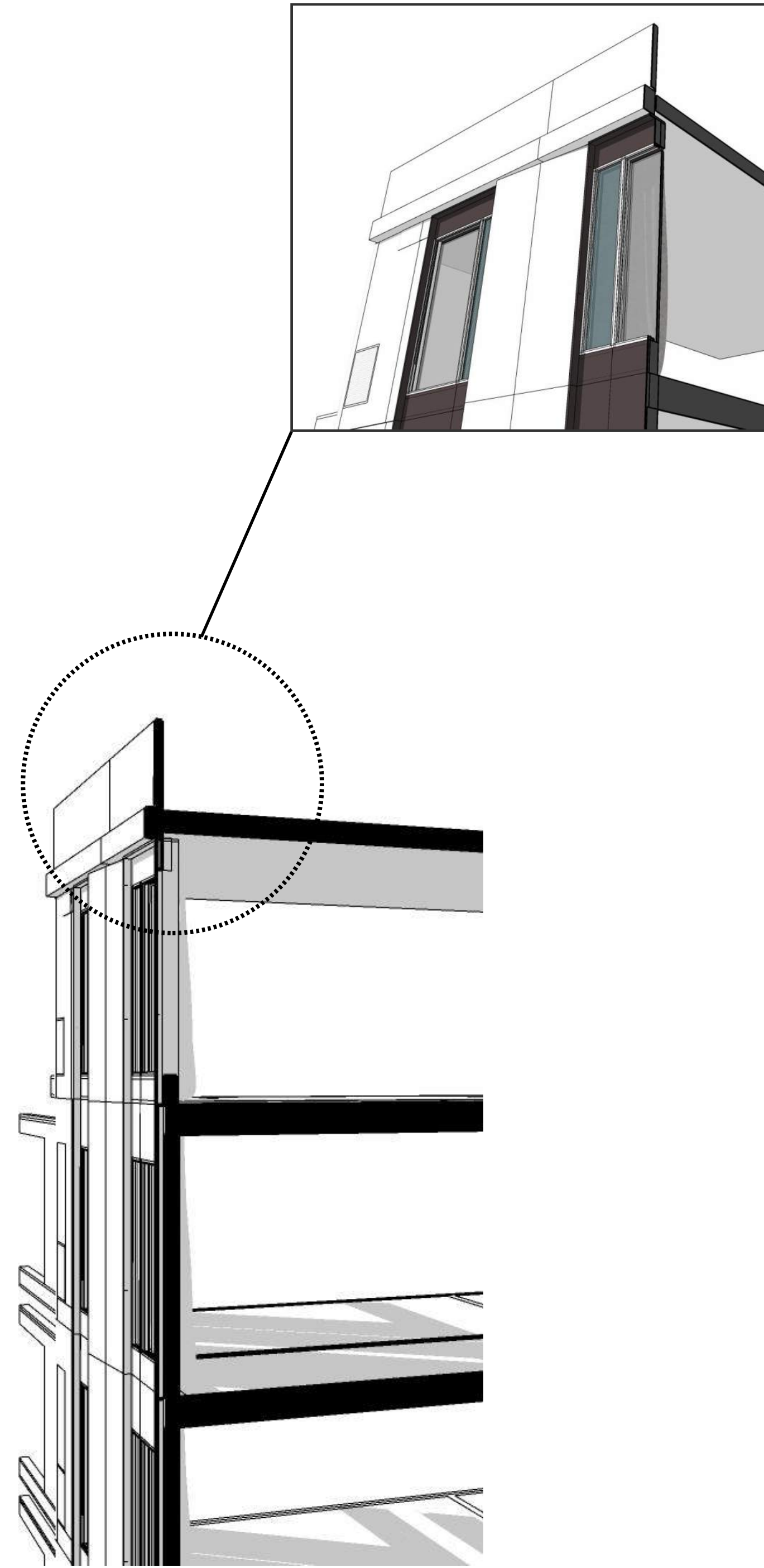


AS SUBMITTED



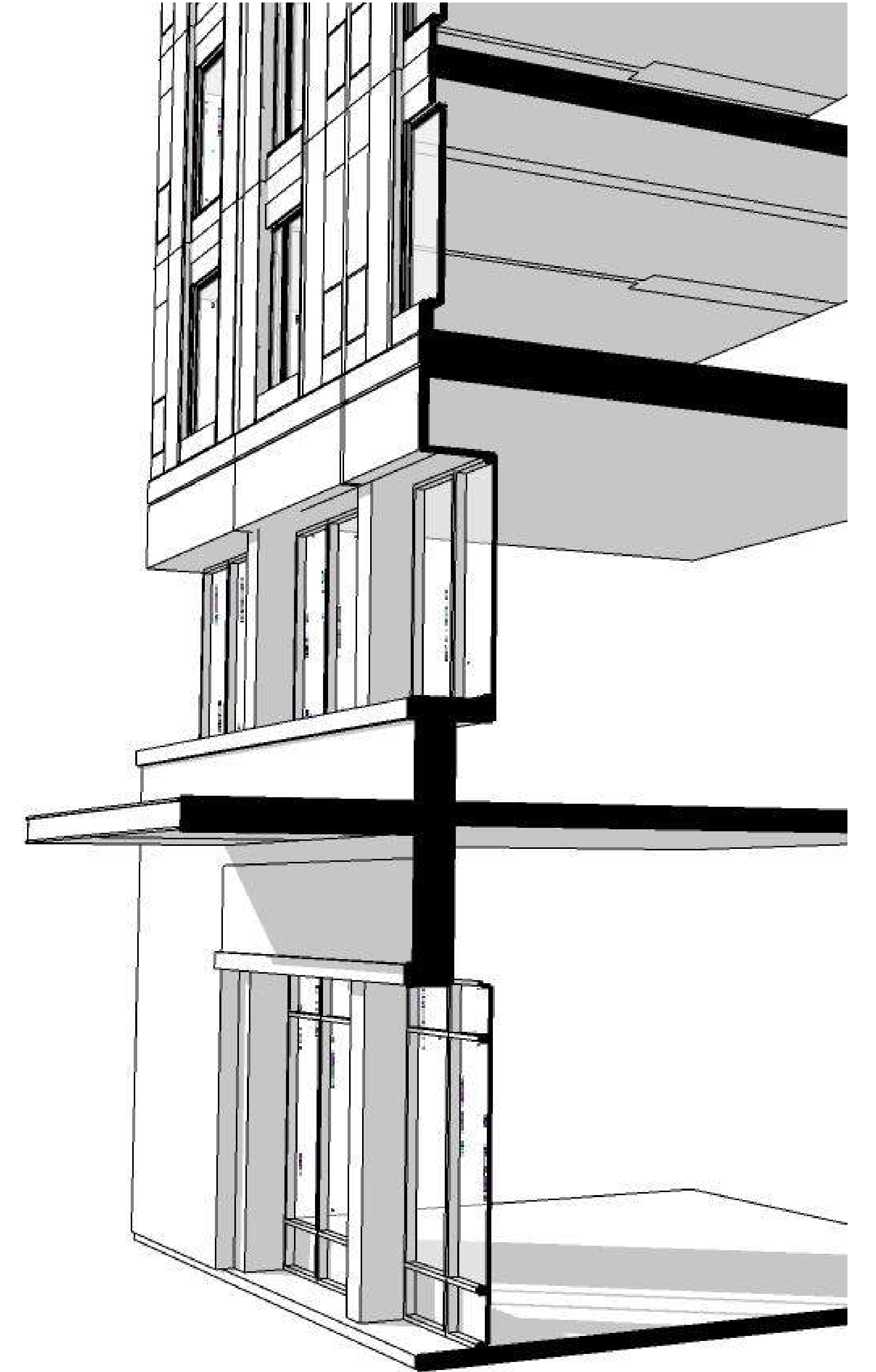
Facade Section

Scale: Approximately NA = 1'-0"



Facade Section (Upper)

Scale: Approximately NA = 1'-0"



Facade Section (Lower)

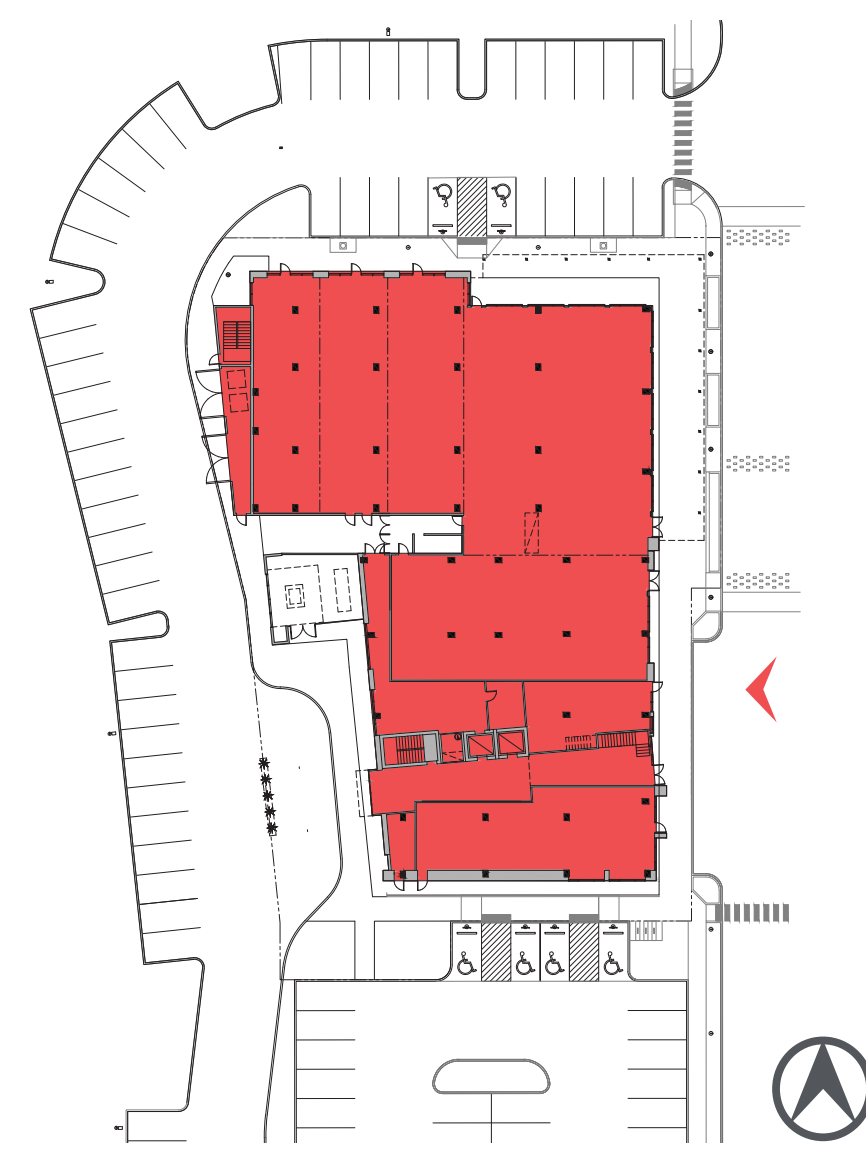
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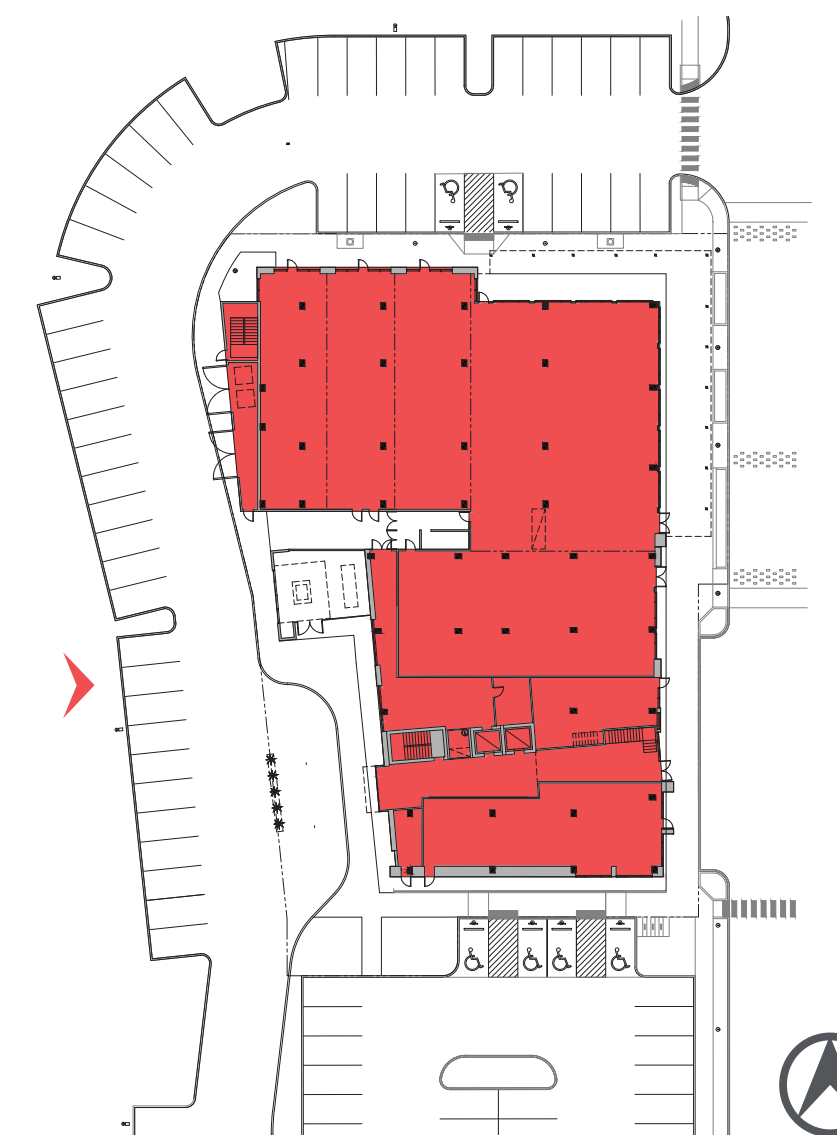
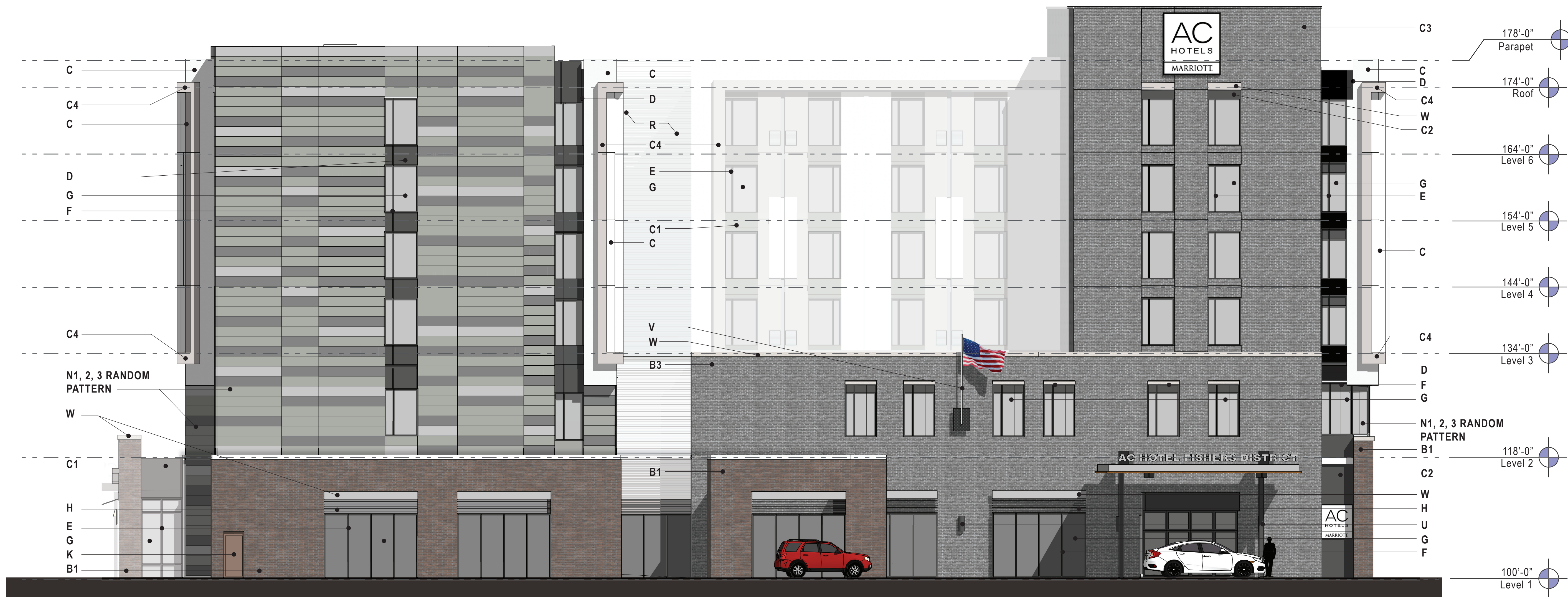


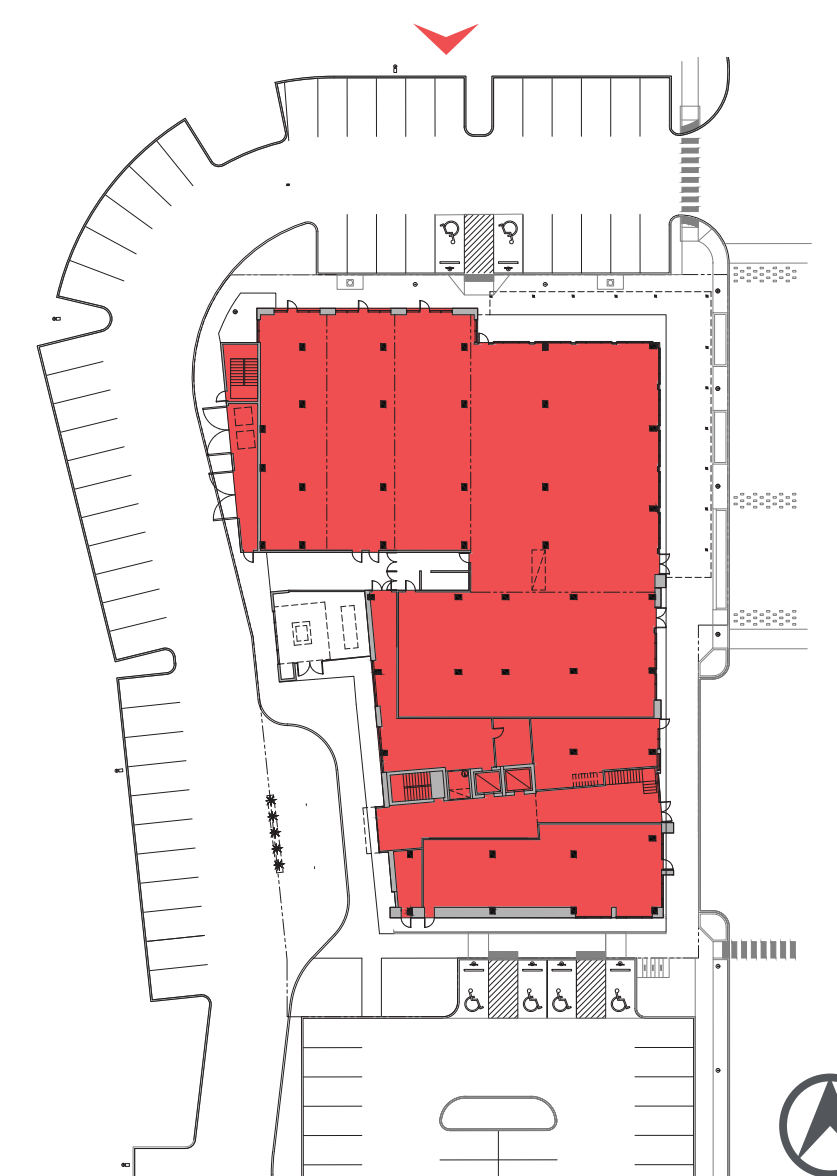
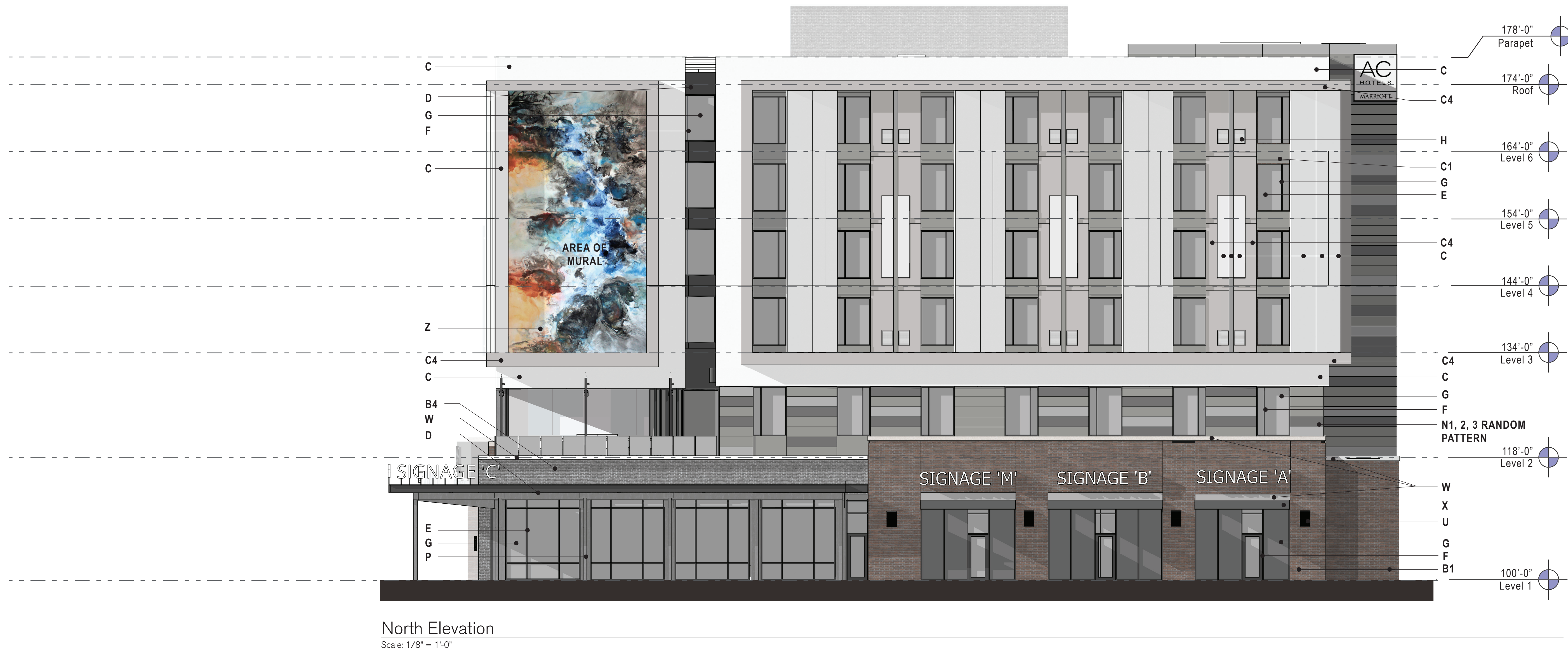
Perspective View - Northeast
Scale: NTS



East Elevation
Scale: 1/8" = 1'-0"

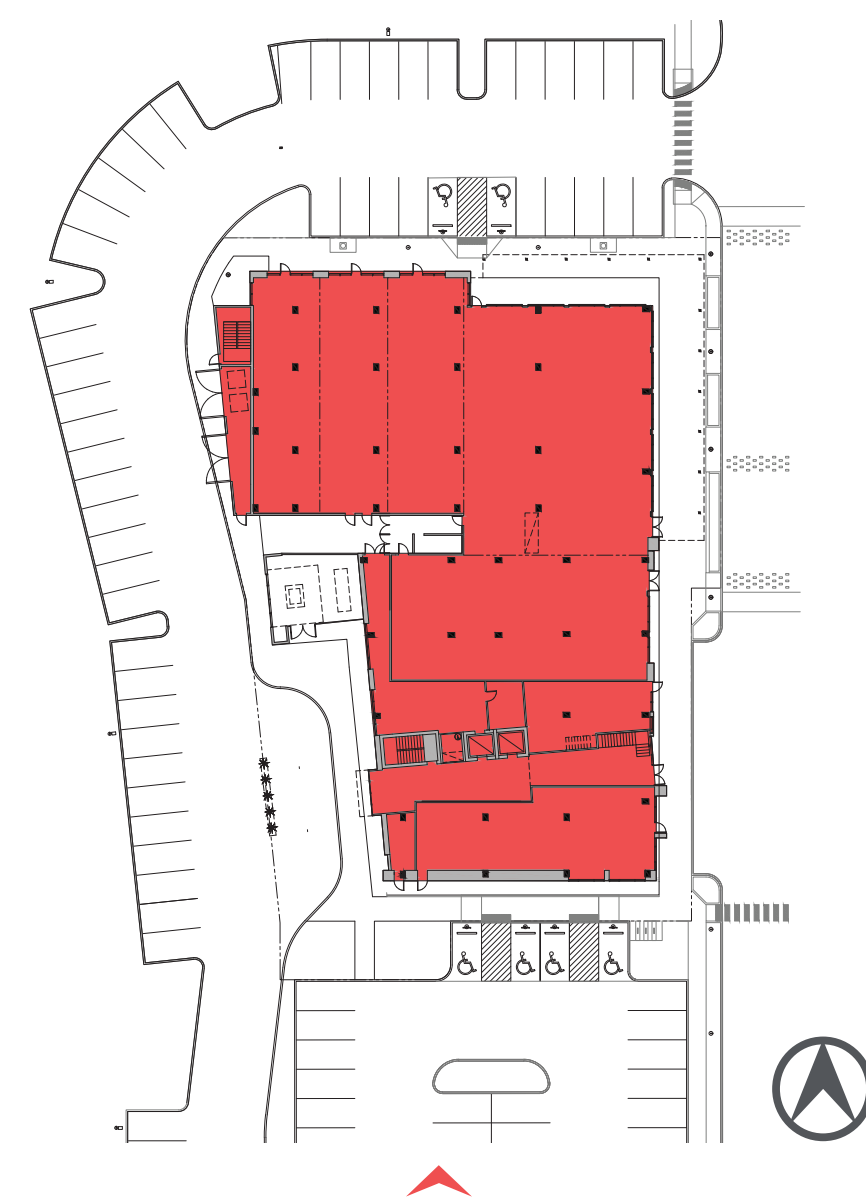


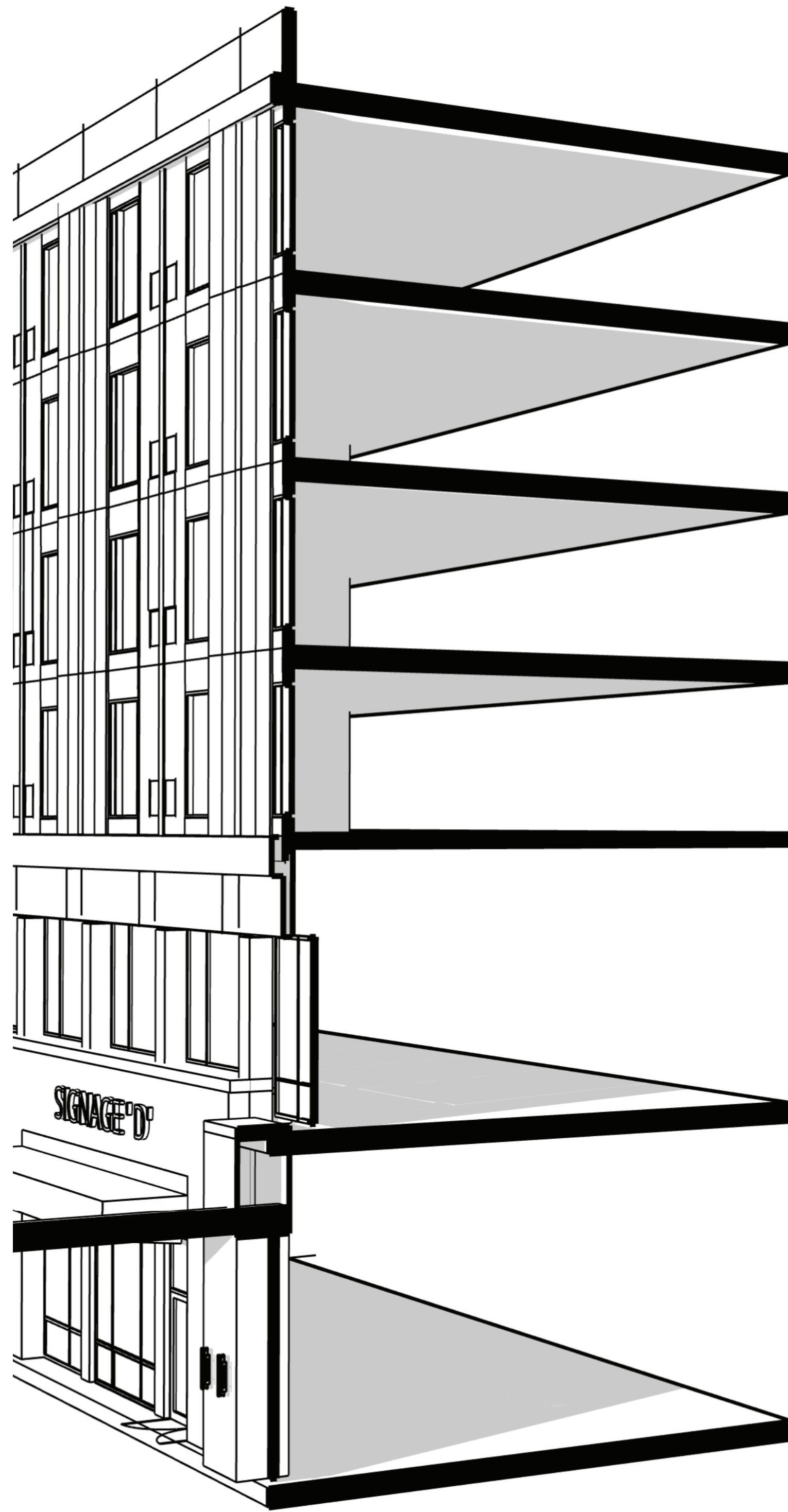




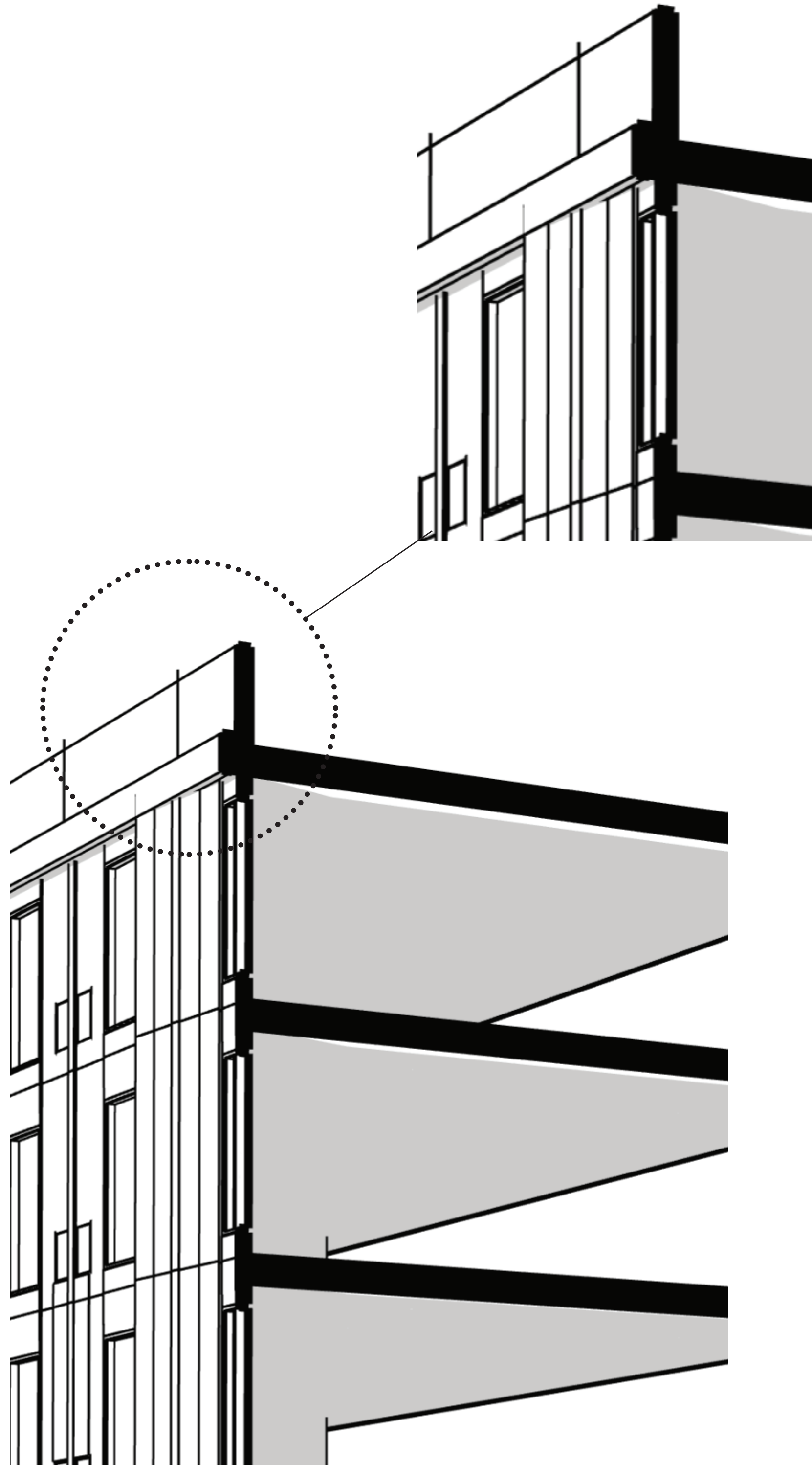


South Elevation
Scale: 1/8" = 1'-0"

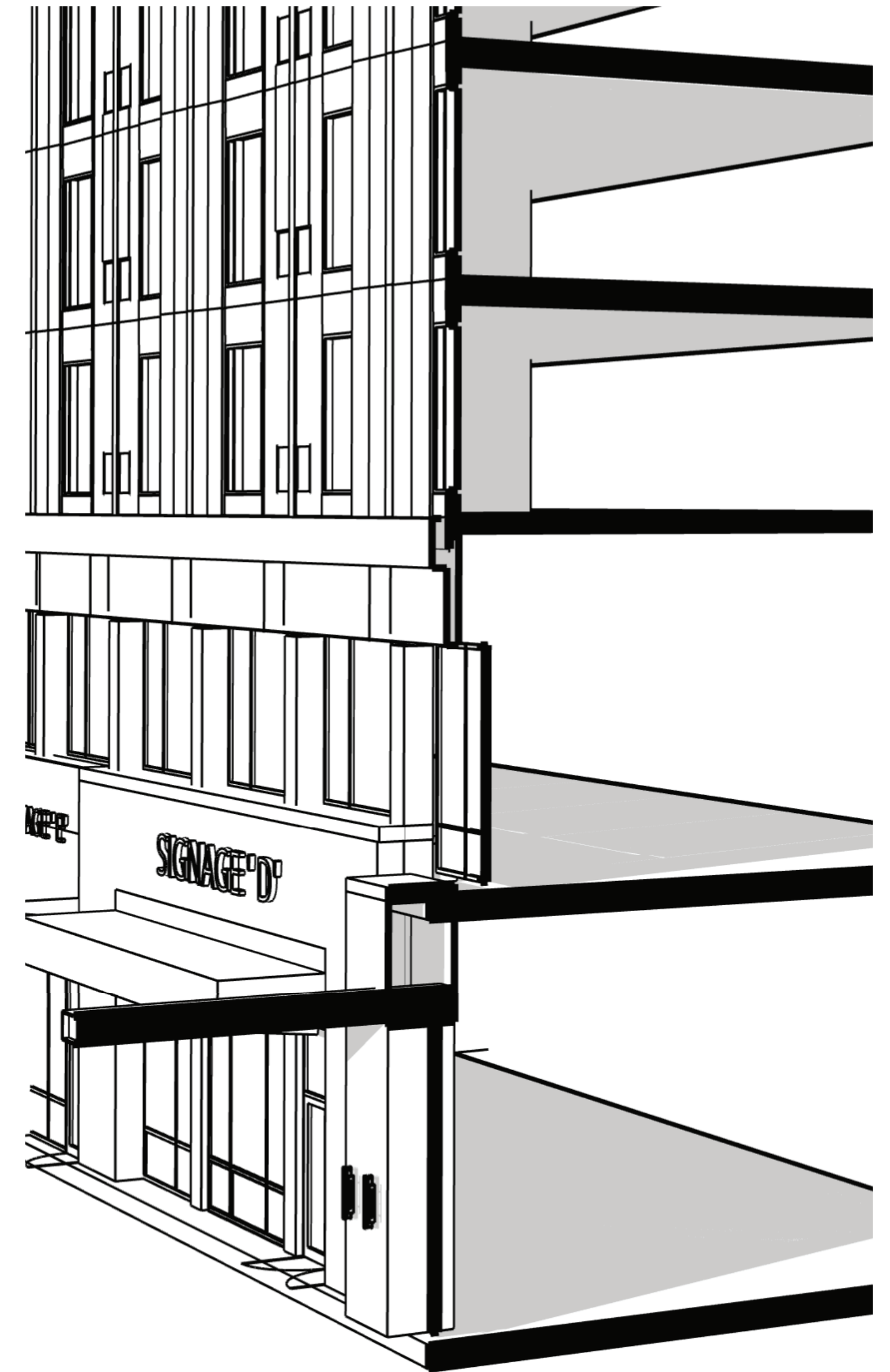




Facade Section
Scale: N/A



Facade Section (Upper)
Scale: N/A



Facade Section (Lower)
Scale: N/A



Perspective View - Southwest
Scale: NTS

EXTERIOR MATERIAL PERCENTAGES

SF OF MATERIAL PER ELEVATION

	EIFS		GLASS		MASONRY		CEMENT BOARD		(OTHER)		
	SF	%	SF	%	SF	%	SF	%	SF	%	
NORTH	4320	40.4	3069	28.73	1466	13.73	993	9.3	833	7.8	MURAL 10681
SOUTH	3600	53	1407	20.72	1464	21.56	319	4.7	-	-	6790
EAST	5537	40	4008	28.95	1938	14	2361	17.1	-	-	13844
WEST	5440	35.2	2722	17.61	3293	21.3	3128	20.2	875	5.7	MTL SCREEN 15458
TOTAL SF	18897	40.4	11206	23.96	8161	17.45	6801	14.5	1708	3.7	46773
	EIFS		GLASS		MASONRY		CEMENT BOARD		(OTHER)		TOTAL SF



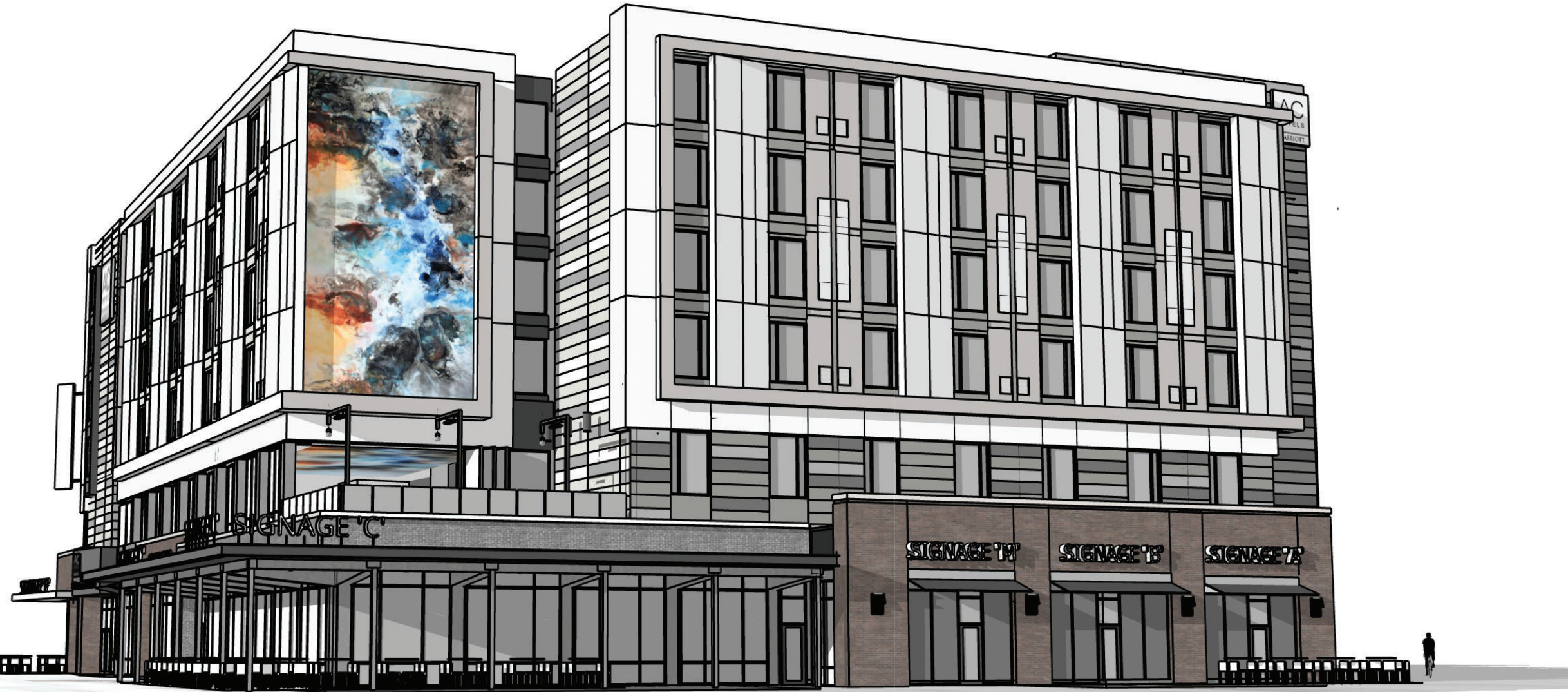
Southwest Perspective

Scale: NTS



Southeast Perspective

Scale: NTS



Northeast Perspective

Scale: NTS

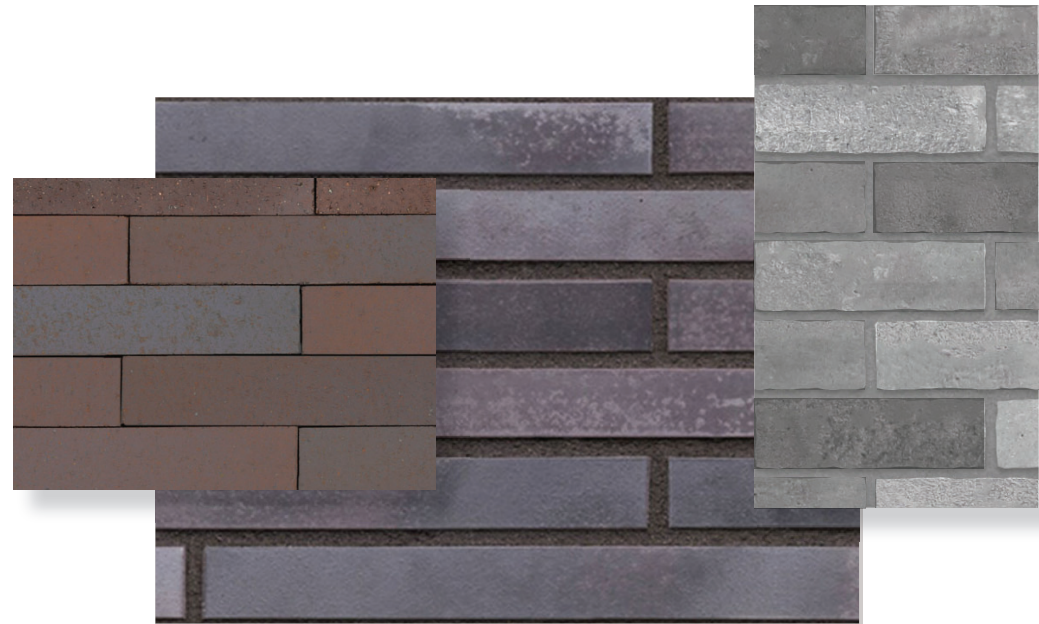


Northwest Perspective

Scale: NTS



A. Custom Cast Stone: 4x24 Smooth - Super Black



B. Brick Veneer: Interstate Brick - Emporor 4x16 - (B1-Red) (B2-Black) (B3-Gray) (B4-Taylor Clay Products: Frost Gray)



C. EIFS: STO - Limestone Benjamin Moore (C-Light) (C1-Gray) (C2-Black) (C3-New Brick) (C4-Medium Gray)



D. Metal Fascia: PAC CLAD - Dark



E. Window Frame: Wojan - Fixed - Dark



F. Storefront Framing: Kawner - Dark



G. Glazing: Oldcastle - Low E Insulated - Clear



H. Louver: Reliable - 67 Sandstone



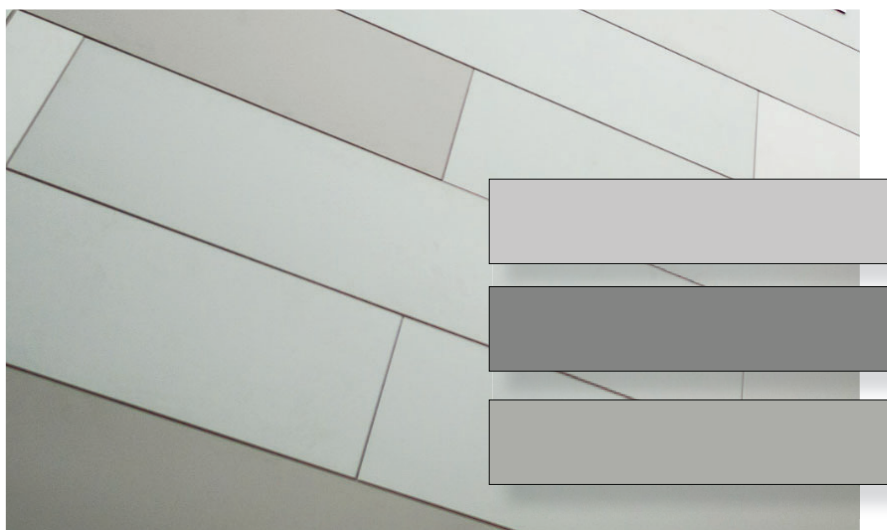
J. Operable Window: Solar Innovations - Bi Fold - Dark



K. Paint: Sherwin Williams - Oasis Mauve



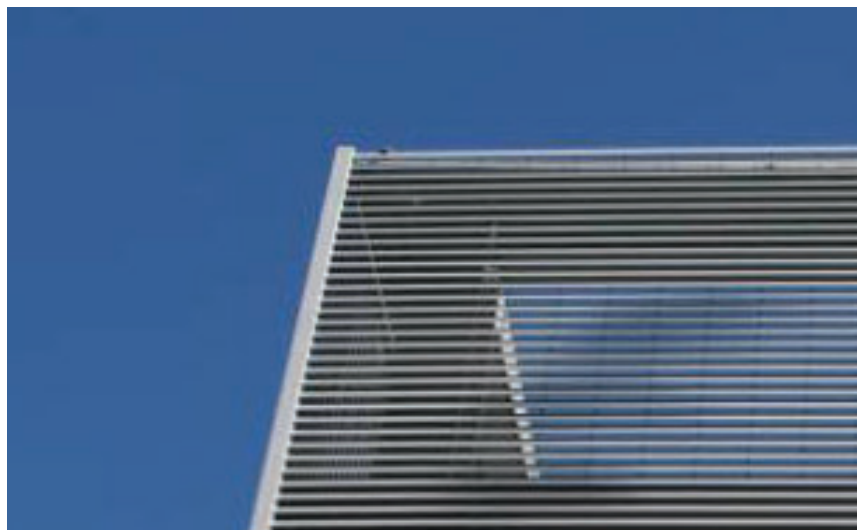
P. Column: Concrete - Rubbed Finish - Gray



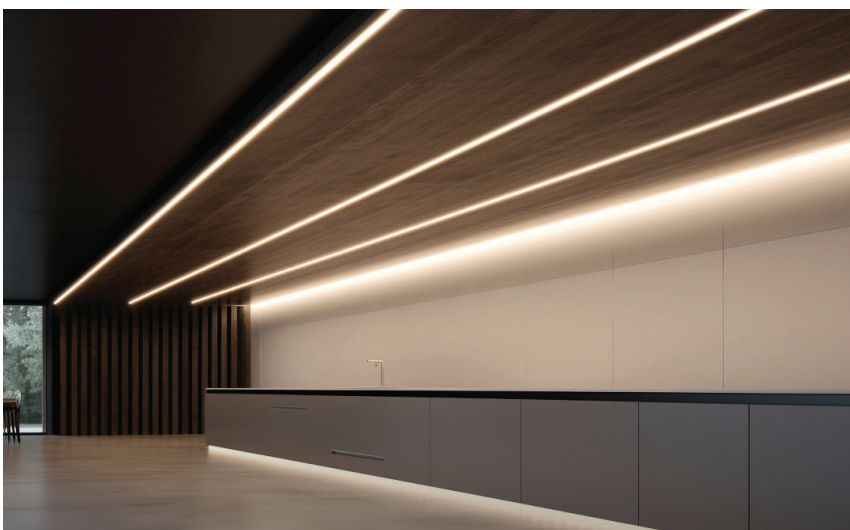
N. Exterior Cladding: Nichiha Illumination (N1-Light Gray) 25% +/- (N2-Dark Gray) 25% +/- (N3-Medium Gray) 50% +/-



Q. Metal Gate: Custom - Perforated Metal - Gray



R. Roof Screen: Ruskin - Architectural Louver - Gray



T. Accent Light - Linear LED - TBD



U. Decorative Light: AAL - TBD - Dark



V. Flagpole: Eagle - 45 Degree Outrigger - Dark



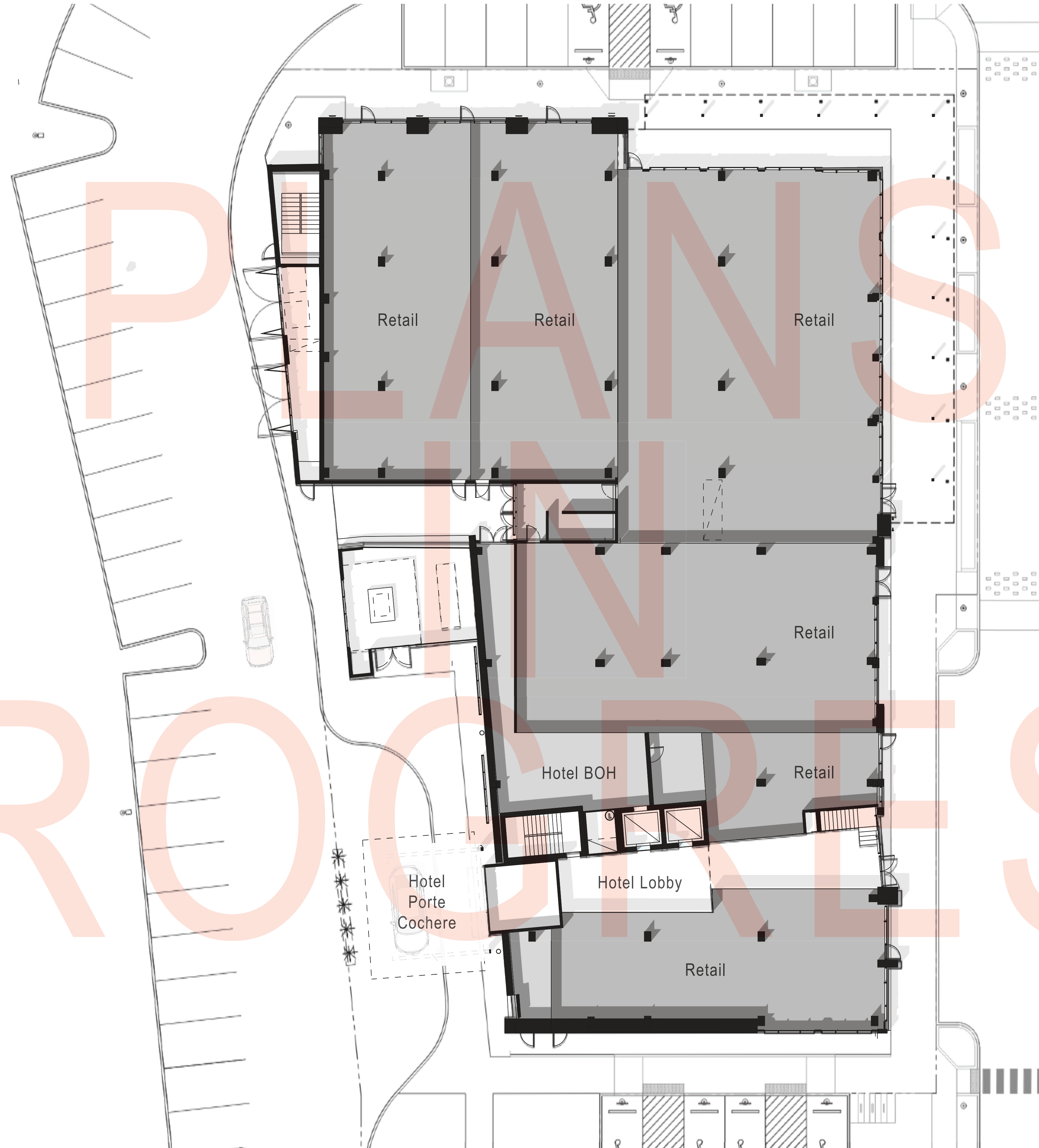
W. Limestone or Buff Cast Stone



X. Canvas Awning: TBD - Sunbrella Fire Rated - Dark



Z. Mural: Custom Art - TBD



Ground Floor Plan
Scale: 1/16" = 1'-0"




 Second Floor Plan
 Scale: 1/16" = 1'-0"



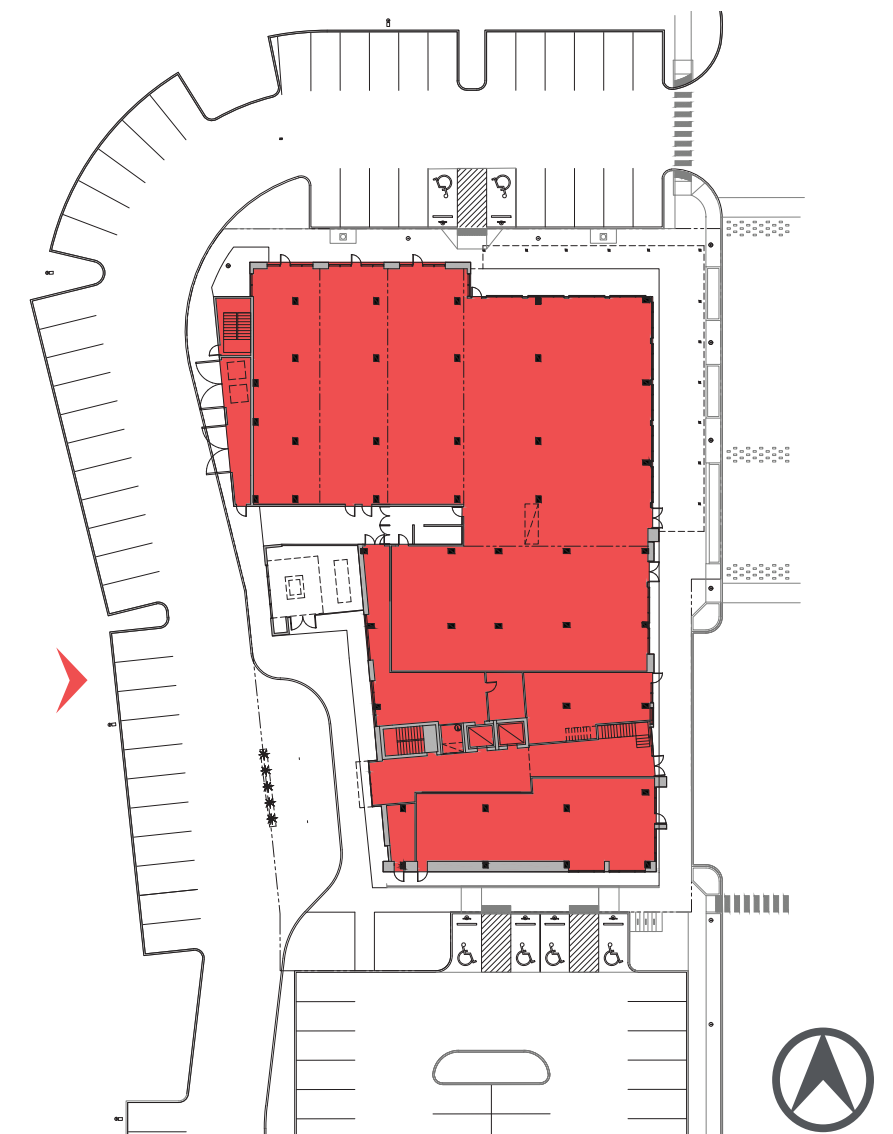
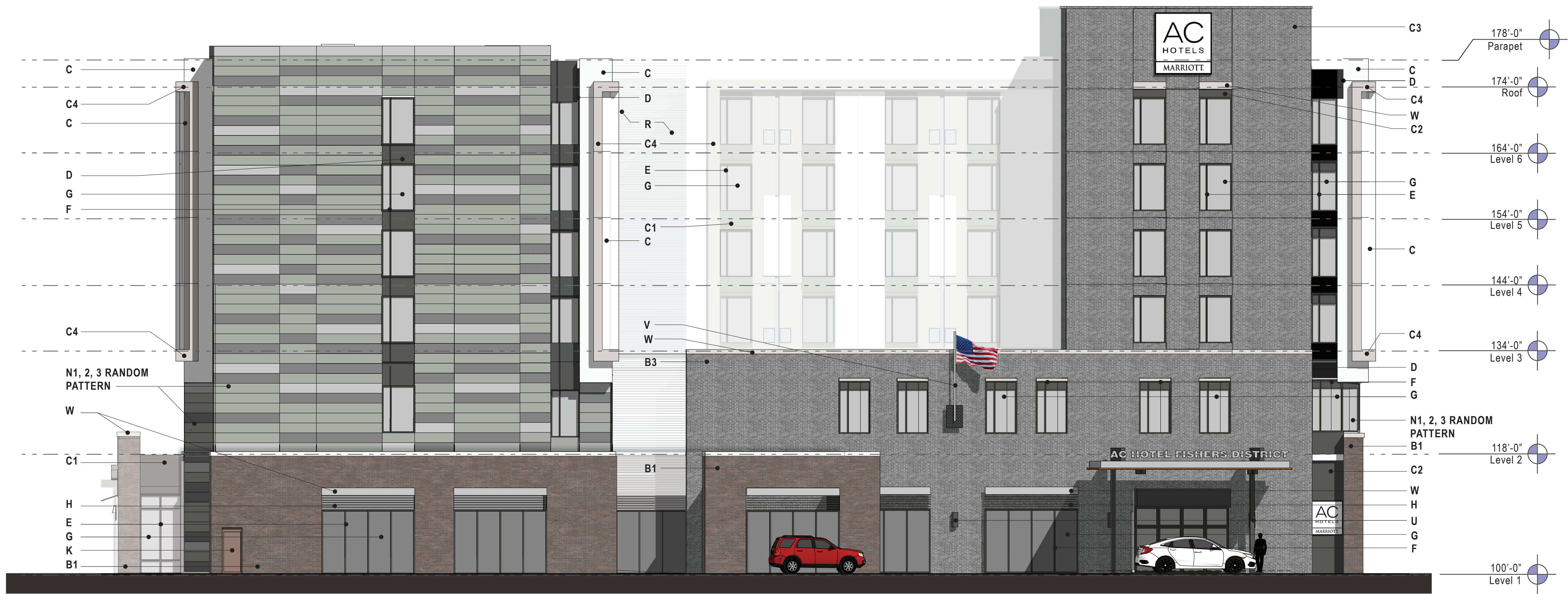

 Typical Floor Plan (Level 3-6)
 Scale: 1/16" = 1'-0"

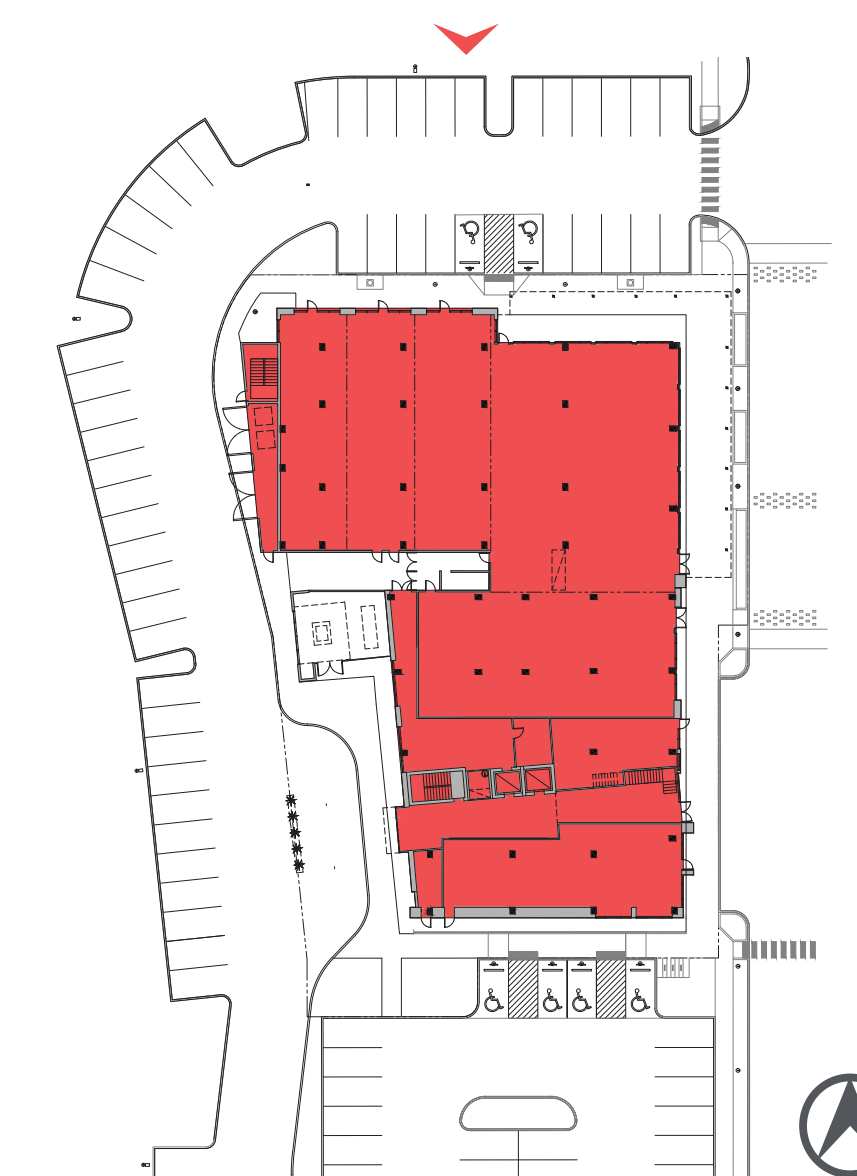
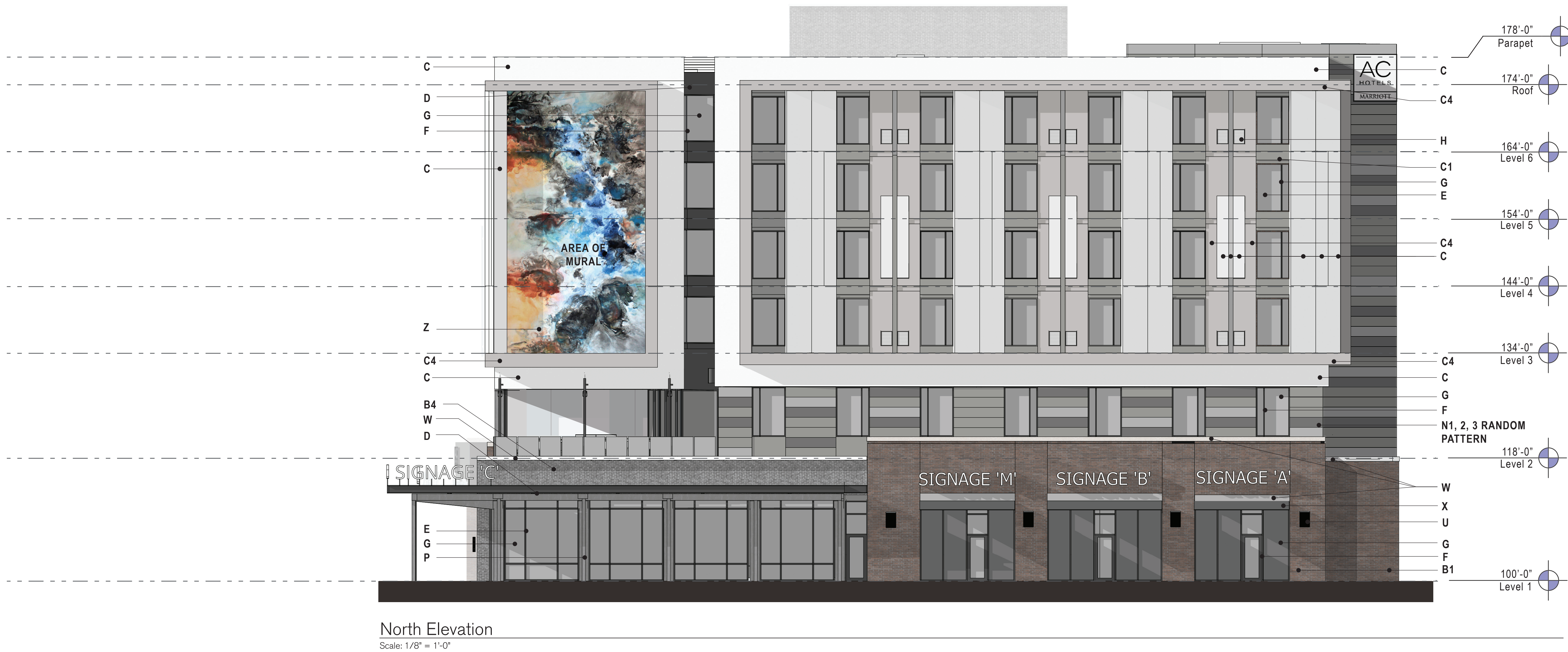


Perspective View - Northeast
Scale: NTS



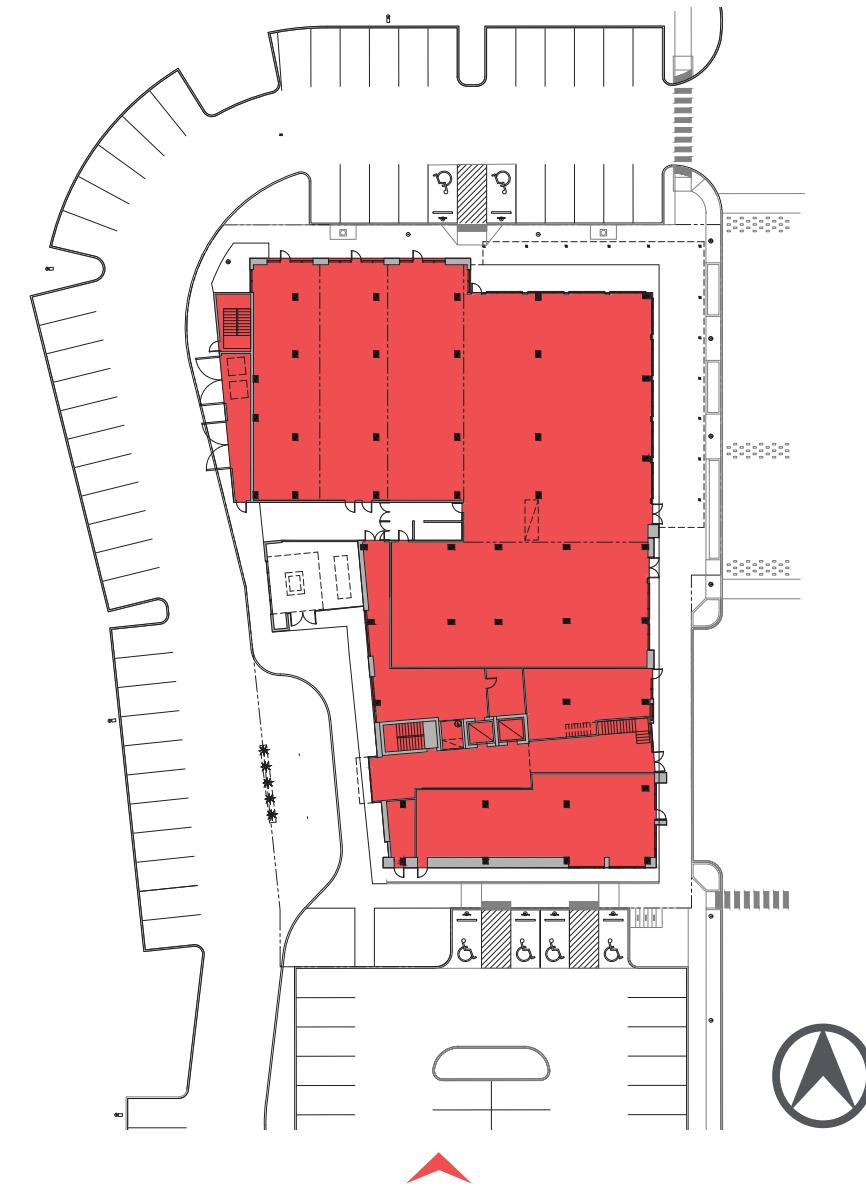
East Elevation
Scale: 1/8" = 1'-0"

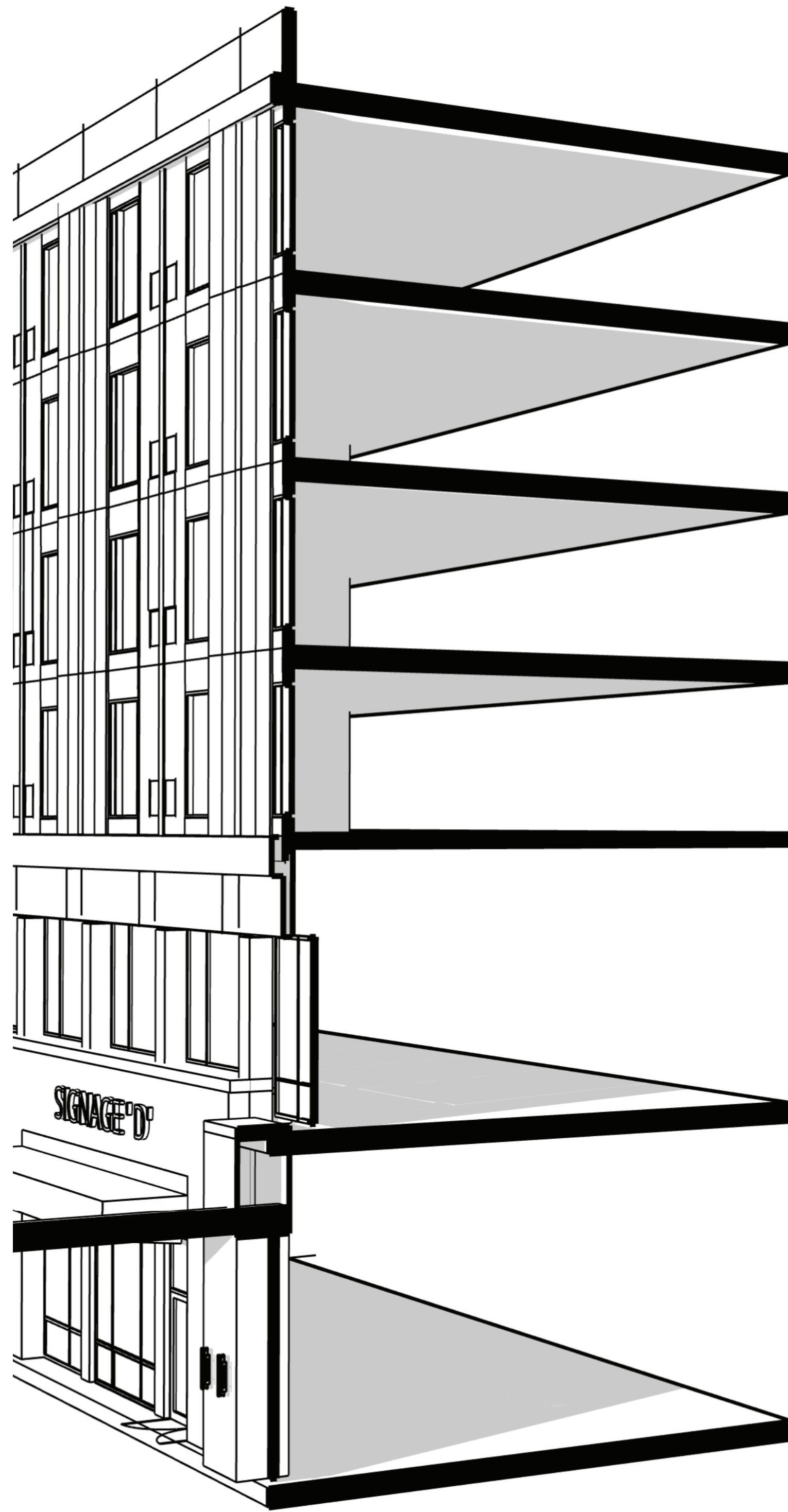




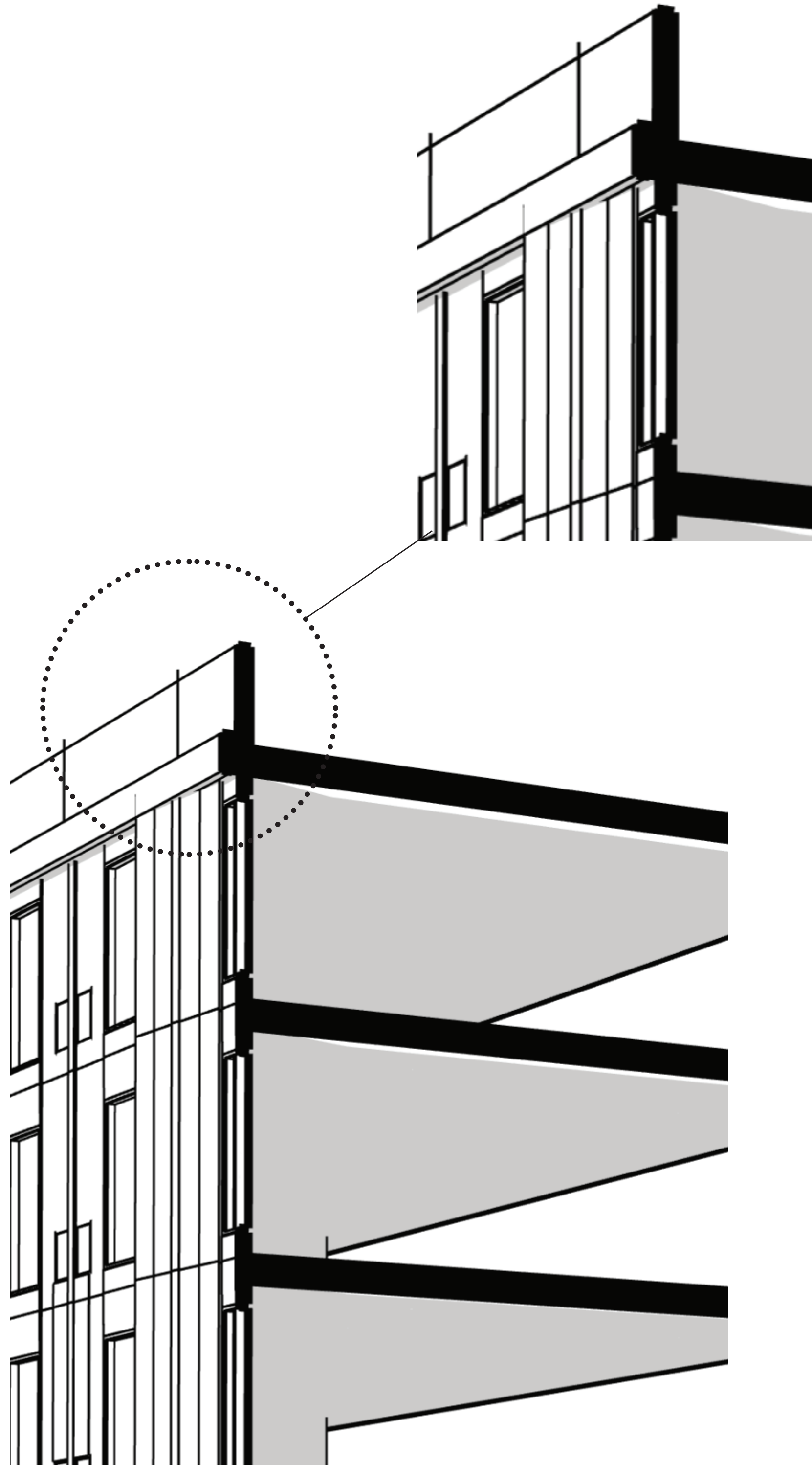


South Elevation
Scale: 1/8" = 1'-0"

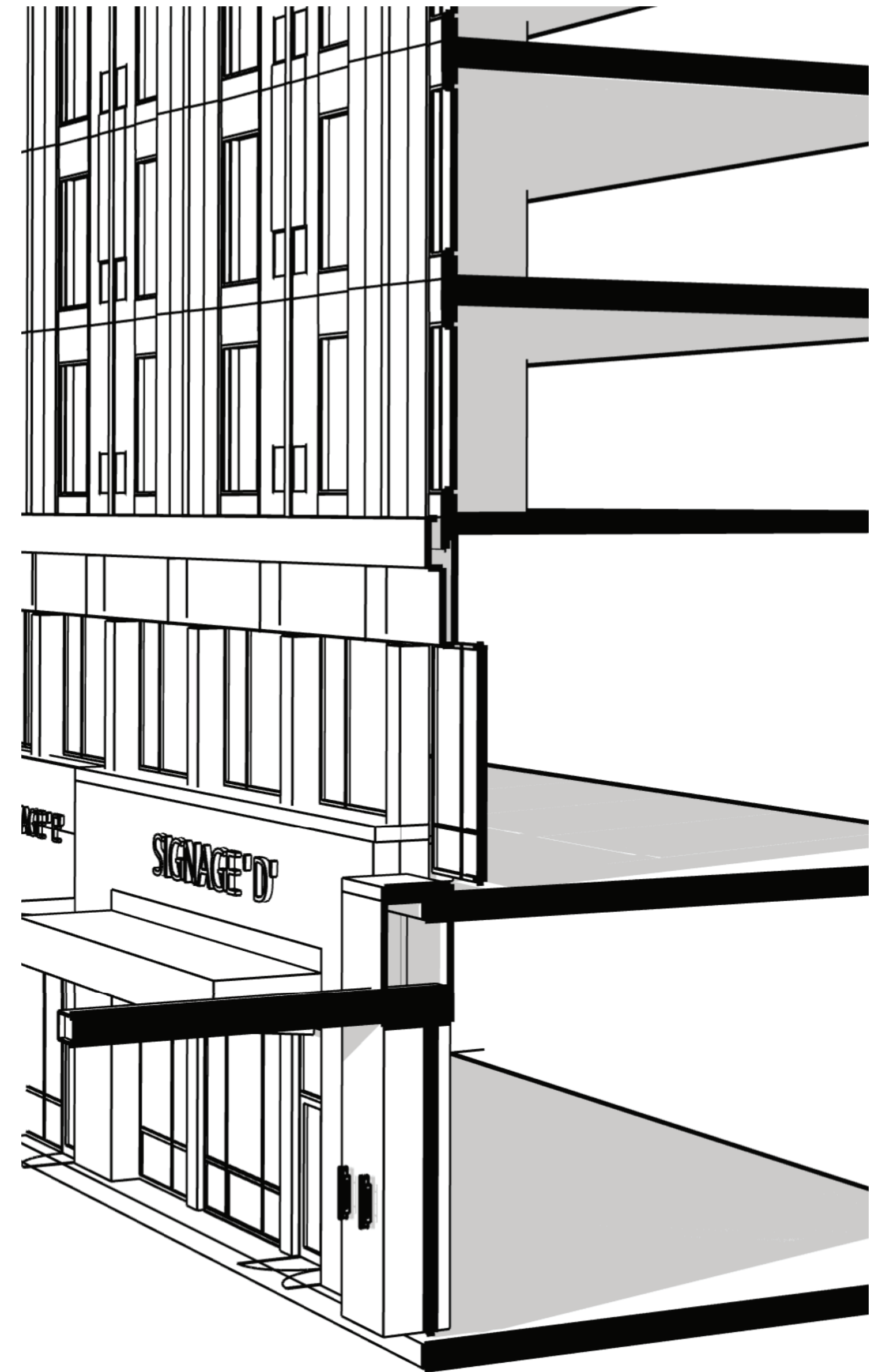




Facade Section
Scale: N/A



Facade Section (Upper)
Scale: N/A



Facade Section (Lower)
Scale: N/A



Perspective View - Southwest
Scale: NTS

EXTERIOR MATERIAL PERCENTAGES

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	SF	%	SF	%	SF	%	SF	%	SF	%	
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	EIFS		GLASS		MASONRY		CEMENT BOARD		(OTHER)		TOTAL SF



Southwest Perspective

Scale: NTS



Southeast Perspective

Scale: NTS



Northeast Perspective

Scale: NTS

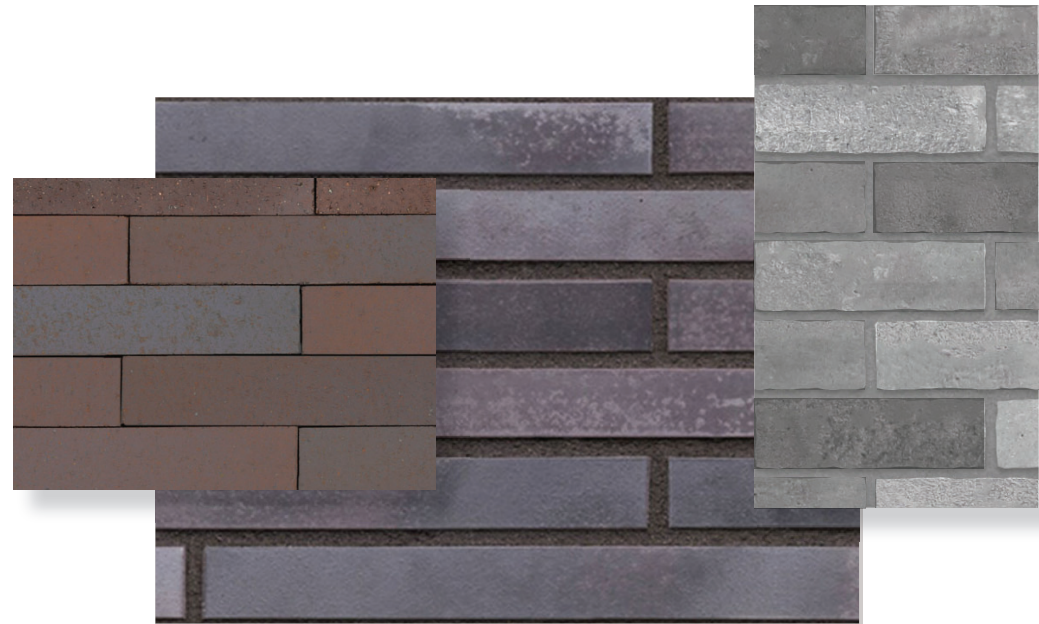


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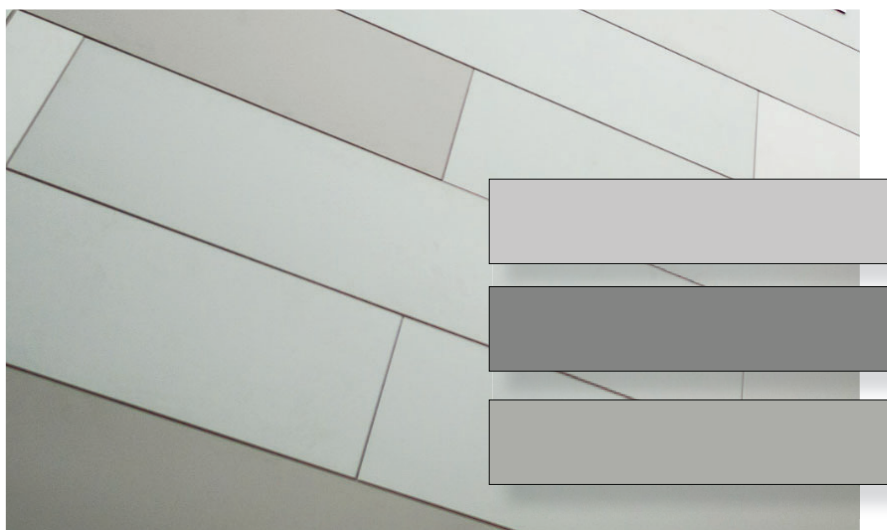
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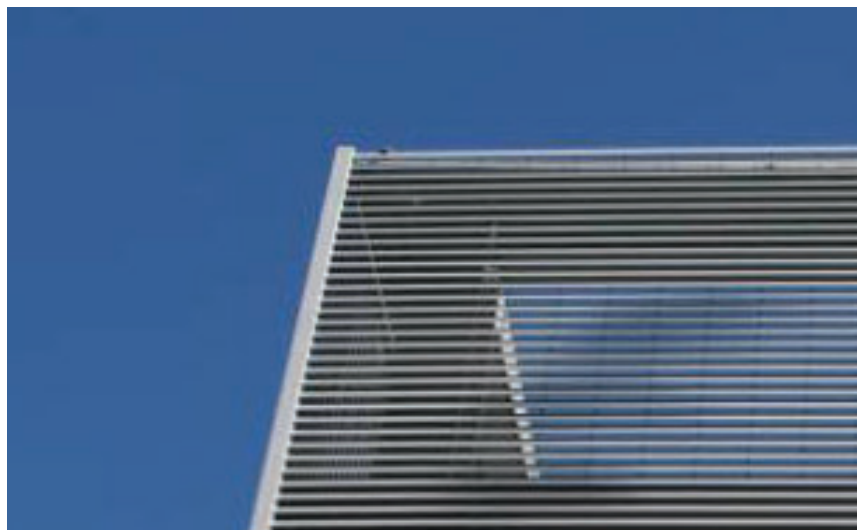
P. Column: Concrete - Rubbed Finish - Gray



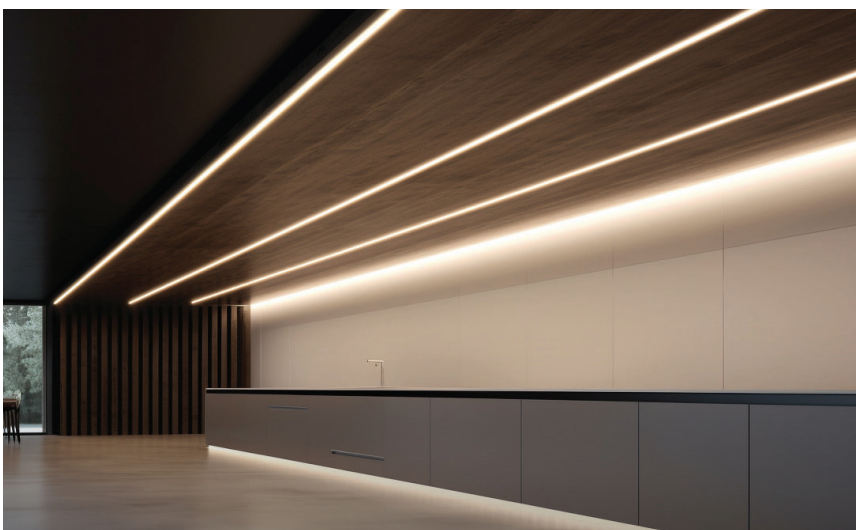
N. Exterior Cladding: Nichiha Illumination (N1-Light Gray) 25% +/- (N2-Dark Gray) 25% +/- (N3-Medium Gray) 50% +/-



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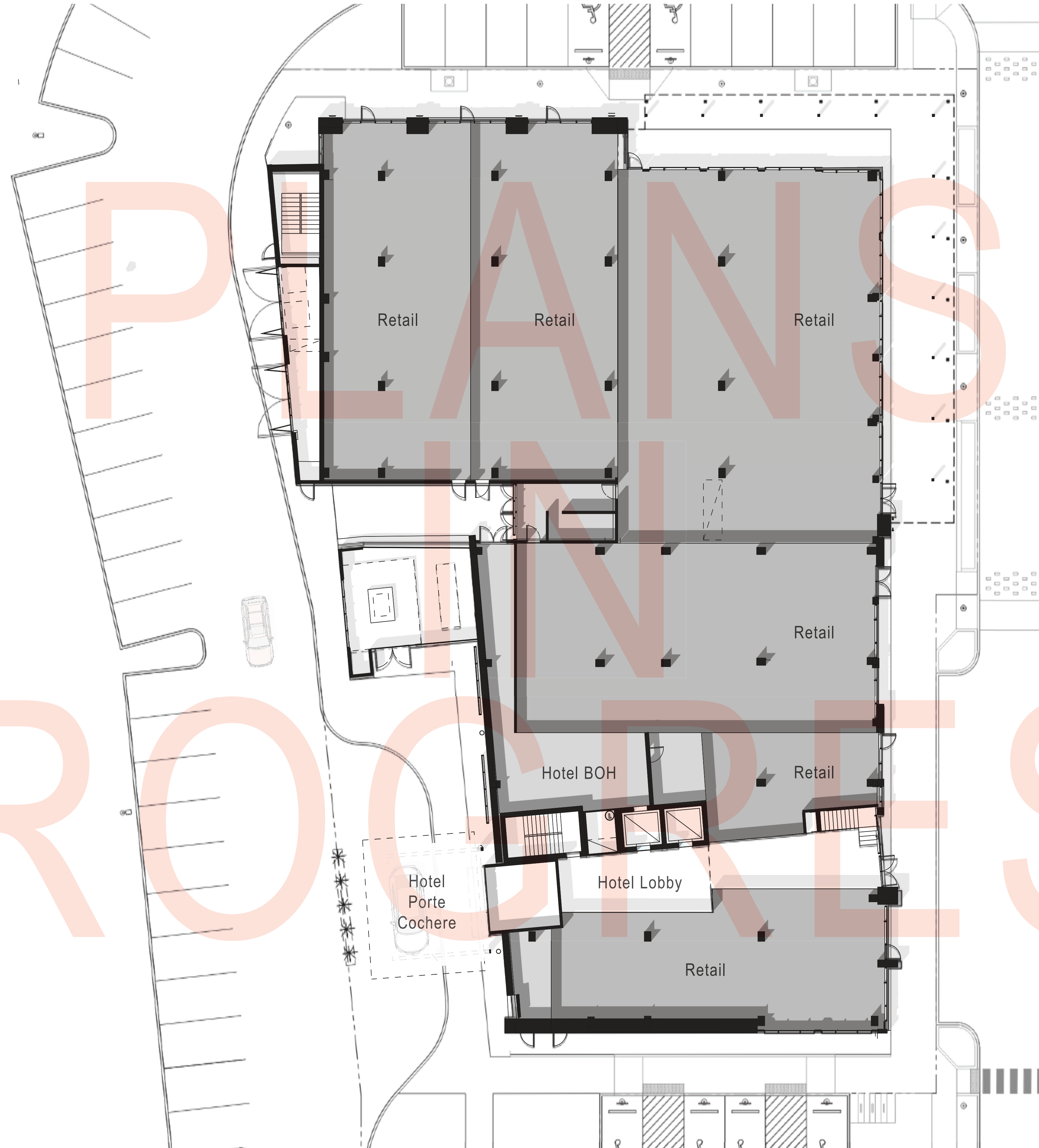
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Ground Floor Plan
Scale: 1/16" = 1'-0"



Second Floor Plan
Scale: 1/16" = 1'-0"



Typical Floor Plan (Level 3-6)
Scale: 1/16" = 1'-0"



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: October 2, 2024

DEPARTMENT CONTACT:

Grace Wiley (wileyg@fishers.in.us)

CASE NUMBER:

PUD-24-16

PETITIONER:

Kyle Eichhorn (keichhorn@hwcengineering.com)

PROPERTY ADDRESS/LOCATION:

13-12-19-00-00-043.000

REQUEST: Request to approve architecture and site plan for a 1,131 square foot amenity center.

APPLICABLE REGULATIONS:

Abbott Commons PUD and UDO where applicable

EXISTING ZONING:

Abbott Commons PUD, I-69 Overlay

FISHERS 2040:

Suburban Residential

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☒ Approve with Conditions

☐ Continue

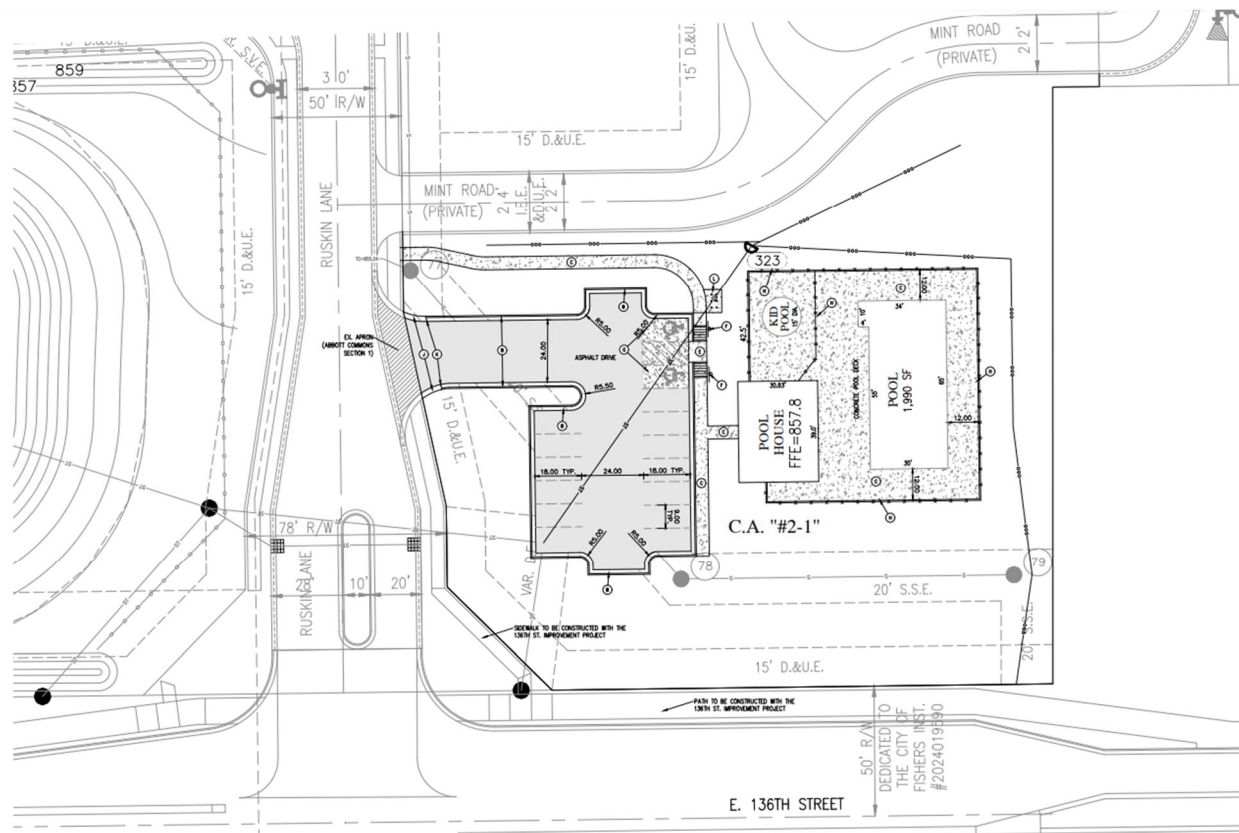
☐ Deny

ZONING HISTORY:

The property is currently zoned PUD-R in the I-69 Overlay and falls under the Abbott Commons PUD (Ordinance #032122B). The PUD was adopted on April 18, 2022. Abbott Commons primarily consists of single-family homes.

PETITION OVERVIEW:

The petitioner requests approval of the architecture for an amenity center for the Abbott Commons subdivision. The amenity center includes a pool and pool house. The proposed building will be approximately 1,131 square feet. The subject site is generally located north of 136th Street and west of Cyntheanne Road.



Site Plan

Proposed Elevations



Left side (north) elevation



Front elevation



Rear elevation



Right side (south) elevation

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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 those used in the approved home elevations for Abbott Commons.

5/4x6 LP Painted Smarttrim
Dimensional Fiberglass Shingles
Hardie Colorplus Shingle Siding, Factory Finish
Hardie Colorplus Lap Siding (7" Exposure Factory Finish)
Brick Veneer and Rowlock
Rough Sawn Painted Wood Column
Prefinished Aluminum Downspout and Gutter

ARCHITECTURAL STANDARDS:

The Abbott Commons PUD, Ordinance #032122B, does not provide standards for the amenity center, but *Article 6.3. Architectural Design Standards* states that residential dwellings “shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.” Staff has reviewed the architecture and feels it is substantially similar to the design of the homes in Abbott Commons.

SURROUNDING CHARACTER:

The proposed building will be surrounded by single-family residential homes in the Abbott Commons PUD. The materials and character of the amenity center will match the homes.

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