



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Nickel Plate Review Committee

DATE: 10/23/2024 at 5:00 PM

**DIRECTIONS: Fishers Municipal Center - FMC Nickel Plate Conference Room,
1 Municipal Drive, Fishers, IN 46038**

The public may [stream the meeting online](#).

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

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 & Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. NPRC Minutes 8-28-24

4. Old Business

5. New Business

- a. **11301 Meadows Drive**

Parcels: 15-14-01-02-05-009.000

Address: 11301 Meadows Drive

Case: NPR-24-4

Request: To approve site design and architecture for the 3,143 square foot residential

development.

Petitioner: John Stone (john@homesbynest.com)

Planner: Kevin Martín (martinke@fishers.in.us)

6. Staff Communication

7. Adjournment

CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
August 28, 2024

The Nickel Plate Review Committee was convened by Jamie Nieves at 5:00 p.m.

A roll call was taken and those members present were: Jamie Nieves, Selina Stoller, Mandy Leverenz, and Rich Block.

Others in attendance: Ross Hilleary, Kay Prange, Kevin Martín, Rob McMurray, Tom Dickey, Greg Jacobi, Brandon Knox, Fredric Lawrence, Nathan Zimmerman, Jessica Largent, Jordan Kintner, Rick Warren.

The Minutes from the 1-11-24 meeting and the 5-22-24 were approved, 4-0. The Motion was made by Ms. Stoller and seconded by Ms. Nieves.

CityView

Parcels: 15-14-01-02-01-010.000, 15-14-01-02-01-011.000, 15-14-01-02-01-012.000, 15-14-01-02-01-013.000, 15-14-01-02-01-014.000, 15-15-06-01-01-001.000, 15-14-01-02-01-015.000, 15-14-01-02-01-016.000, 15-14-01-02-01-019.000, & 15-14-01-02-01-020.000

Address: 8801 E 116th Street

Case: NPR-24-2

Request: To approve site design and architecture for a 55+ residential apartment community, with 189 units, 19,620 SF of retail, and two restaurants, 8,870 SF and 4,100 SF.

Petitioner: Karen Collins (kcollins@af-eng.com)

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

Ross Hilleary presented site design and architecture for the CityView project. The Kimberlain subdivision has been vacated. This will be a 6-story multi-use building. South and Moore Streets will be the entrance for the Garage. A mural will be designed – working with the FACC. Staff recommends approval with waivers to the Downtown Core code. The max stories is 4, the building will be 6. Code requires 75% masonry. The Façade will contain glass, Efis, and masonry. All waivers will be addressed in the TAC process.

Tom Dickey from Rebar and Greg Jacobi from Browning Day presented. The building has a dynamic elevation at the Lantern Road corner with 116th St. and the Building is setback more than required. There will be an east side and west side restaurant and with outdoor seating.

In Committee discussion, Selina Stoller questioned the colors in the elevations and it was much brighter in the rendering that it will be on the building. Regarding the parking garage, Moore will function as an alley. This is an open garage, no mechanical ventilation. Looking for engagement on South Street with District South. Suggestion to work with Staff and blend concrete bands in.

Rich Block sees some inherent parking problems. The commercial space has challenges with under sizing of the garage. He doesn't want to turn over commercial space due to parking problems. **After a lengthy discussion of cars vs spaces, and other existing garages in the area, it was decided to continue City View. A CityView parking plan needs to be presented, not a parking study. Identify a City solution. This may be beyond the purview of the NPRC committee as it is a City-wide problem.**

Nickel Row Townhomes Parcels: 15-14-01-00-00-006.101

Address: 11445 Fishers Point Blvd.

Case: NPR-24-3

Request: To approve site design and architecture for the construction of 35 townhomes.

Petitioner: Karen Collins (kcollins@af-eng.com)

Planner: Kevin Martín (martinke@fishers.in.us)

Kevin Martín presented the project's design and architecture. Materials were also presented. A rendering of the townhomes with the Nicke Plate Trail was shown, and a rendering of how the development would co-exist with the Church. Rick Warren, representing Onyx + East, presented the renderings. Staff recommends approval. There are 5 waivers.

In Committee discussion, Rick Block stated that the waivers are fine. The access points and rental restrictions are being developed. Lindsey Bennett, Corporate Counsel for City of Fishers, stated that we are looking at compliance with Indiana code. Jamie Nieves stated that the church wants to study how to activate the courtyard space.

Ms. Nieves asked for a Motion. Ms. Stoller made a Motion to approve with the following conditions:

Developer work with Staff on Waivers

Compliance with rental units

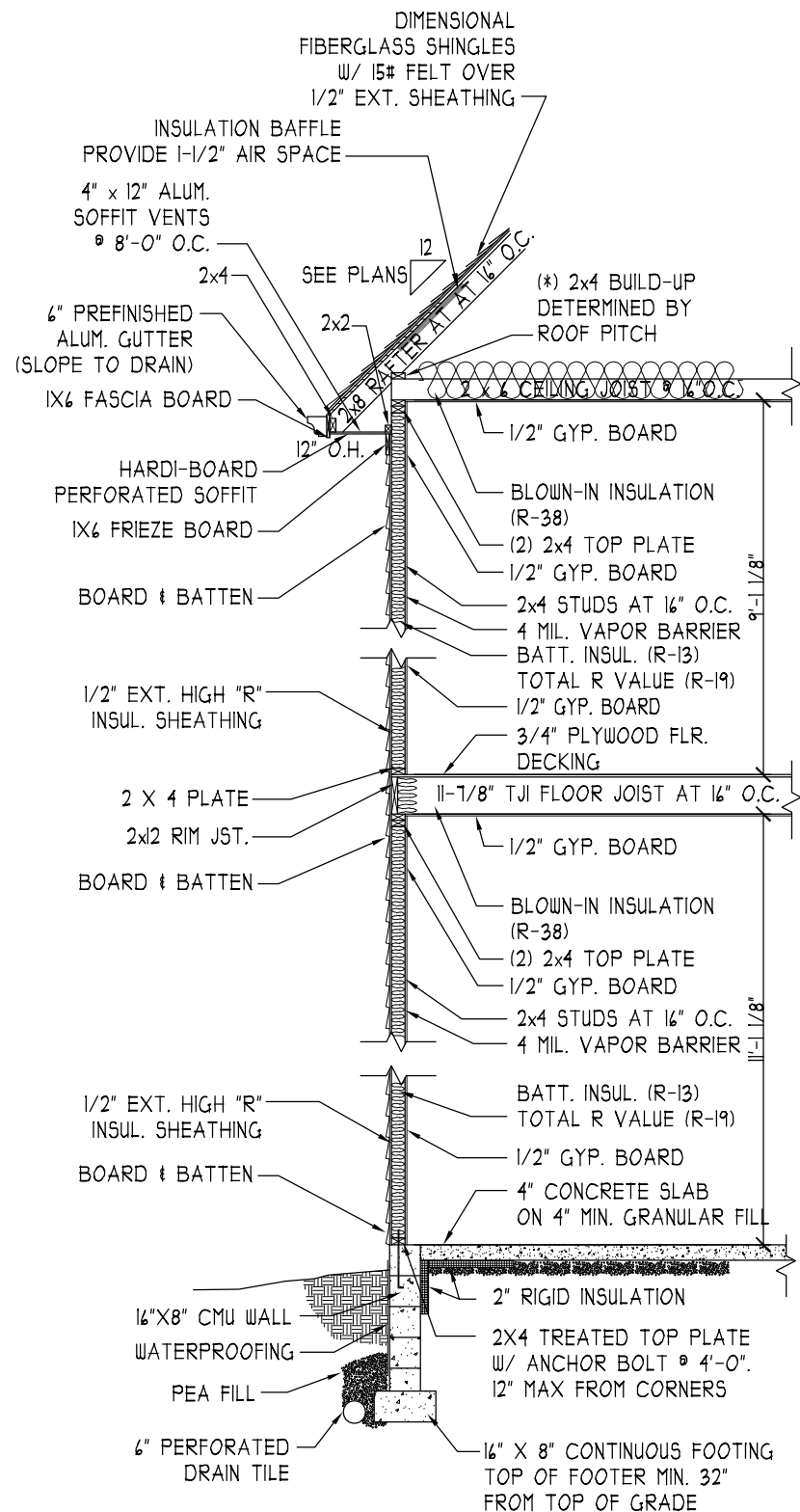
Church access to trail.

The Motion was seconded by Mr. Block the Motion was approved, 4-0.

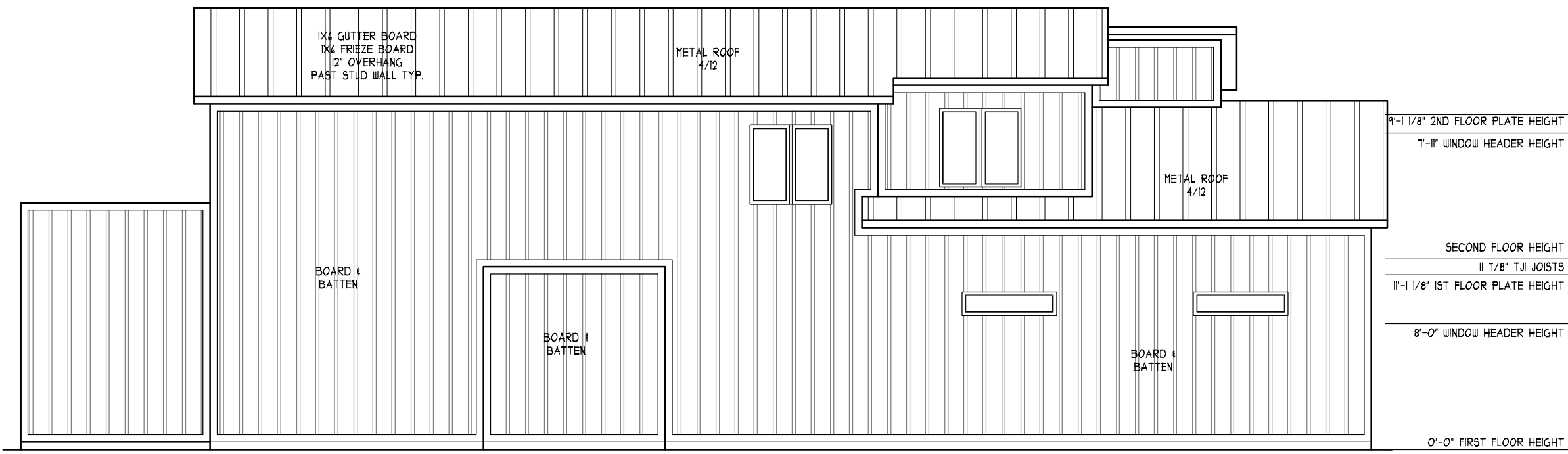
The meeting was adjourned at 6:10 p.m.

Respectfully Submitted by:

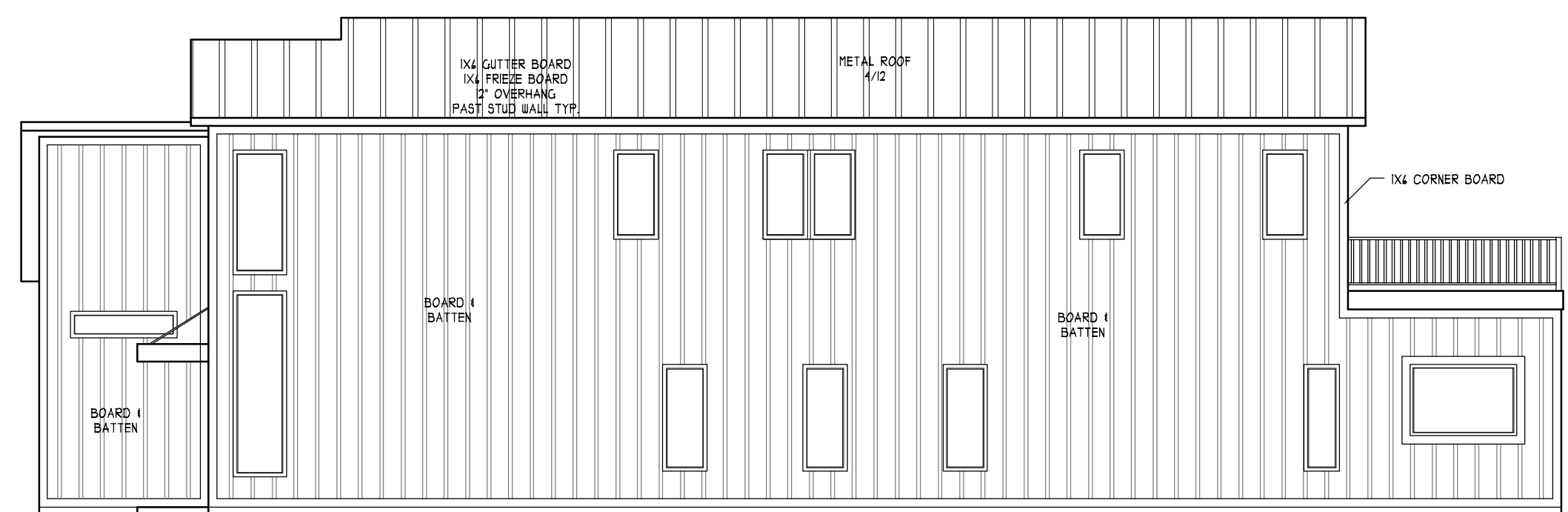
Kay Prange, Recording Secretary



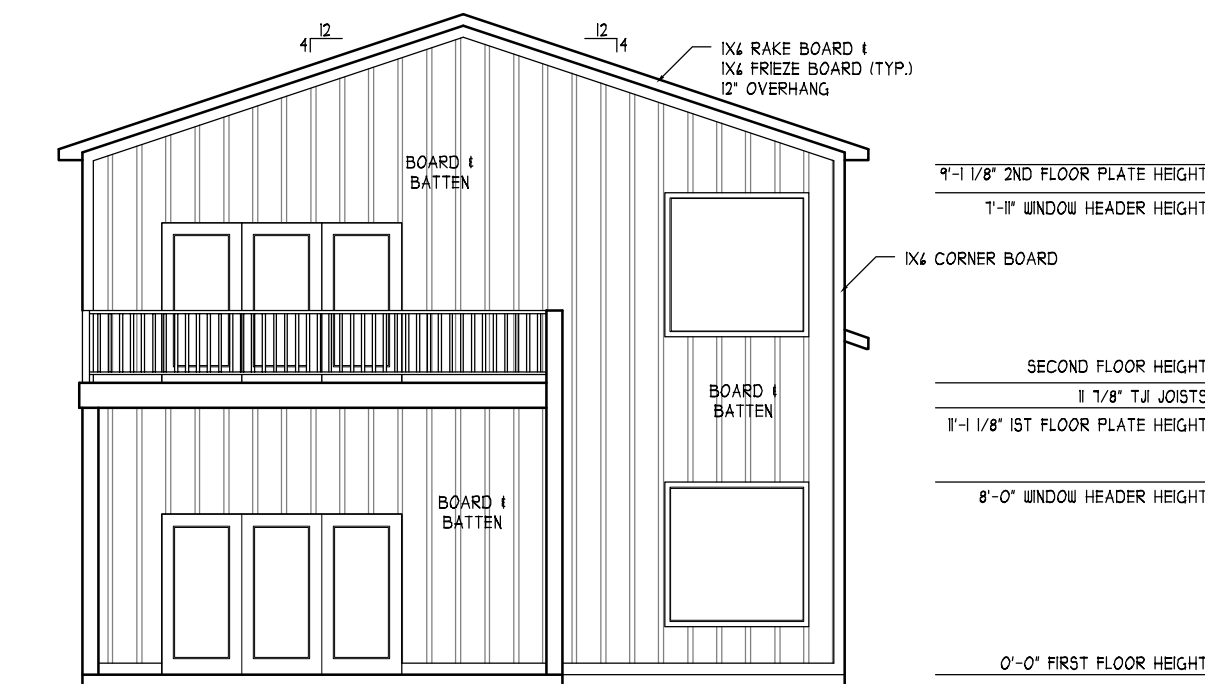
WALL SECTION
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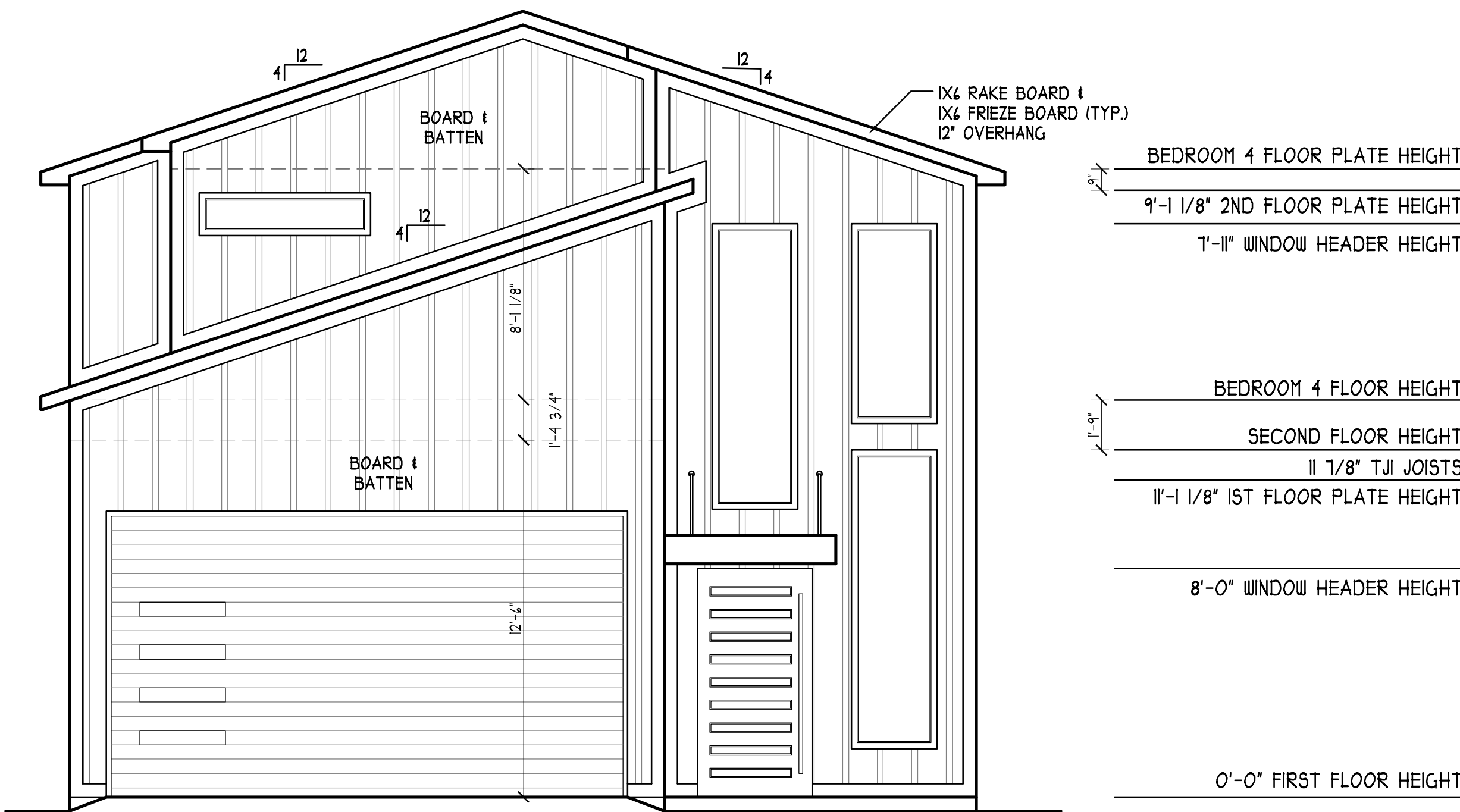
LEFT ELEVATION
SCALE: 1/8"=1'-0"



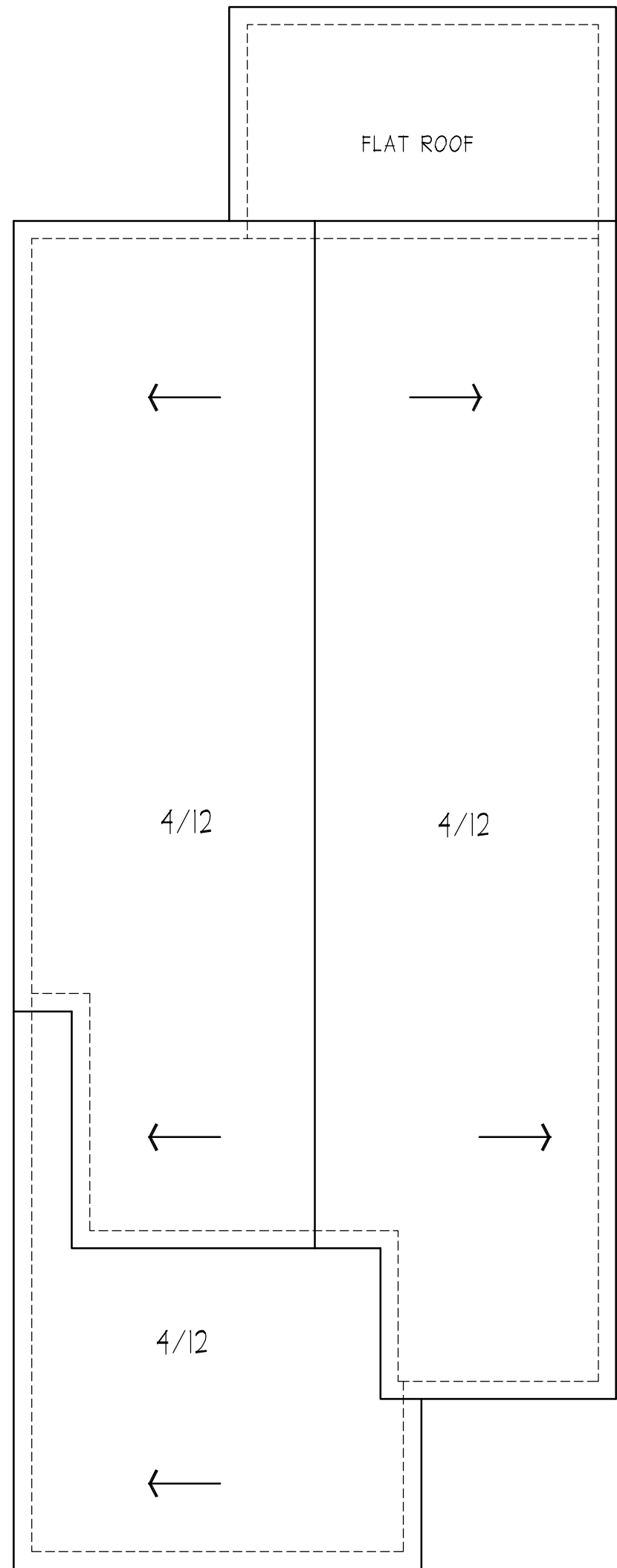
RIGHT ELEVATION
SCALE: 1/8"=1'-0"



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



FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

GENERAL ELEVATION NOTES:

1. VERIFY ALL TYPES AND SIZES OF WINDOW UNITS AND DOORS WITH BUILDER. NOTIFY BUILDER OF ANY DISCREPANCIES.
2. VERIFY LOCATIONS, TYPES AND SIZES OF VENTS AND EXTERIOR TRIM WITH BUILDER.
3. ALL ROOF, CHIMNEY AND WALL INTERSECTIONS SHALL BE FLASHED WITH ALUMINUM OR BETTER MATERIAL.

SQUARE FOOTAGE TABLE

FOUNDATION	
HOUSE SLAB SQUARE FOOTAGE	1578 SF
FIRST FLOOR	
FINISHED SQUARE FOOTAGE	1565 SF
GARAGE SQUARE FOOTAGE	647 SF
COVERED PORCH SQUARE FOOTAGE	200 SF
FRONT PORCH SQUARE FOOTAGE	44 SF
SECOND FLOOR	
FINISHED SQUARE FOOTAGE	1578 SF
UNFINISHED SQUARE FOOTAGE	0 SF
TOTAL FINISH SQ. FT.	3143 SF
TOTAL SQUARE FOOTAGE	3143 SF

NOTES

IT IS THE BUILDER/ OWNERS RESPONSIBILITY TO VERIFY THE PROPER AIR SPACE BETWEEN ALL BRICK AND WOOD WALLS WITH HOUSE WRAP. TO PREVENT WATER INFILTRATION. BUILDER/ OWNER SHOULD SEEK THE ASSISTANCE OF A QUALIFIED ENGINEER FOR THE PROPER SIZING OF ALL STRUCTURAL HEADERS, RAFTERS, SUPPORT BEAMS, LAMINATED BEAMS, JOISTS, FOOTINGS, ETC. IT IS THE BUILDER/ OWNER RESPONSIBILITY TO VERIFY ALL DIMENSIONS & DESIGN OF THESE DOCUMENTS FOR ACCURACY.

SCALE	1/4"=1'-0"
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CHECKED	MUS

REVISIONS	
DATE	

PROJECT	RANS RESIDENCE
SHEET TITLE	ELEVATIONS

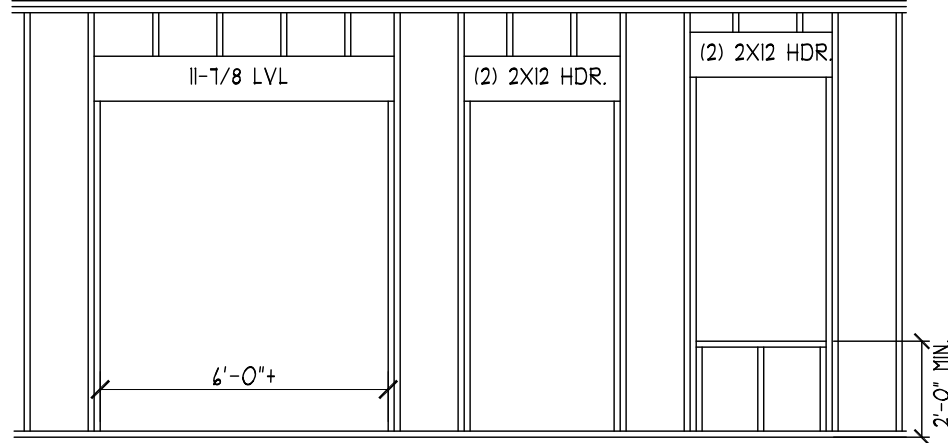
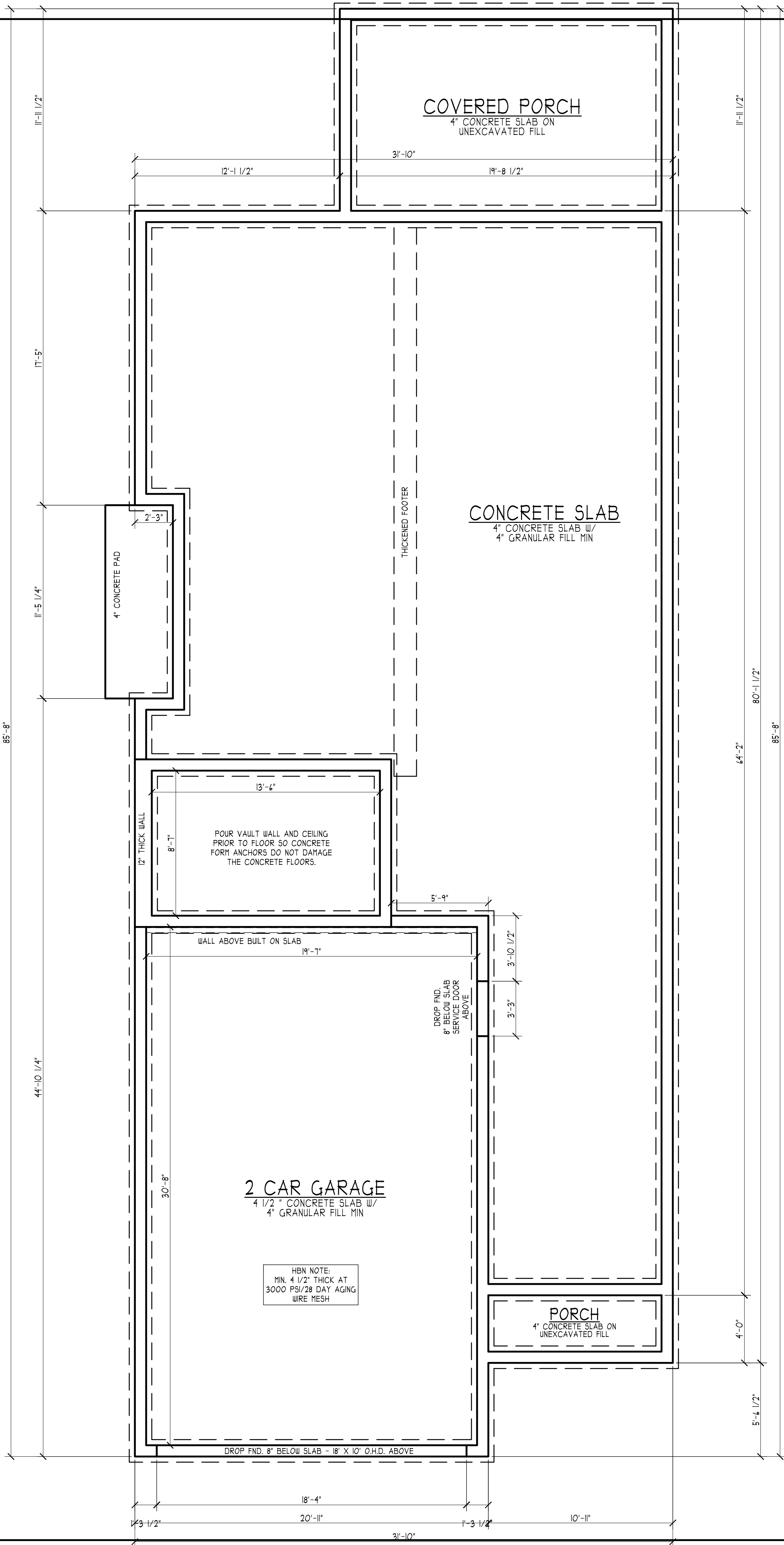
CLIENT INFORMATION

SHAW DESIGN
WHERE DRAFTING MEETS DESIGN
NOBLESVILLE, INDIANA 46060
EMAIL: SHAWDESIGN@GMAIL.COM

SHEET NO	A-1
OF	4
DATE	1/24/24
DWN NO	10

FOUNDATION PLAN

SCALE: 1/4"=1'-0"



WINDOW & DOOR FRAMING DTL. SCALE: 1/4"=1'-0"

GENERAL FOUNDATION PLAN NOTES:

1. ALL FOOTINGS SHALL BE BELOW FROST LINE MINIMUM SIZE SHALL BE AS PER LOCAL CODE.
2. FOUNDATION WALLS SHALL BE 8" THICK OR MINIMUM SIZE AS PER LOCAL CODE.
3. ALL FOUNDATION ANCHORS SHALL BE 4'-0" ON CENTER AND 2 PER CORNER.
4. GRADE ALL SOIL AWAY FROM DWELLING TO PROVIDE POSITIVE DRAINAGE. MAINTAIN 4" SPACE BETWEEN GRADE AND ANY WOOD TRIM.
5. ALL WORK IS TO BE PERFORMED AND PROVIDED, TO MEET OR EXCEED LOCAL BUILDING CODES.
6. VERIFY ALL MASONRY LINTEL SIZES AND TYPES WITH BUILDER PRIOR TO PERFORMING WORK.

SQUARE FOOTAGE TABLE

FOUNDATION	
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FIRST FLOOR	
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FRONT PORCH SQUARE FOOTAGE	44 SF
SECOND FLOOR	
FINISHED SQUARE FOOTAGE	1345 SF
UNFINISHED SQUARE FOOTAGE	0 SF
TOTAL FINISH SQ. FT.	2910 SF
TOTAL SQUARE FOOTAGE	2910 SF

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SCALE	1/4"=1'-0"
DRAWN BY	MUS
CHECKED	MUS

DATE	REVISIONS

PROJECT	RAINS RESIDENCE
SHEET TITLE	FOUNDATION PLAN

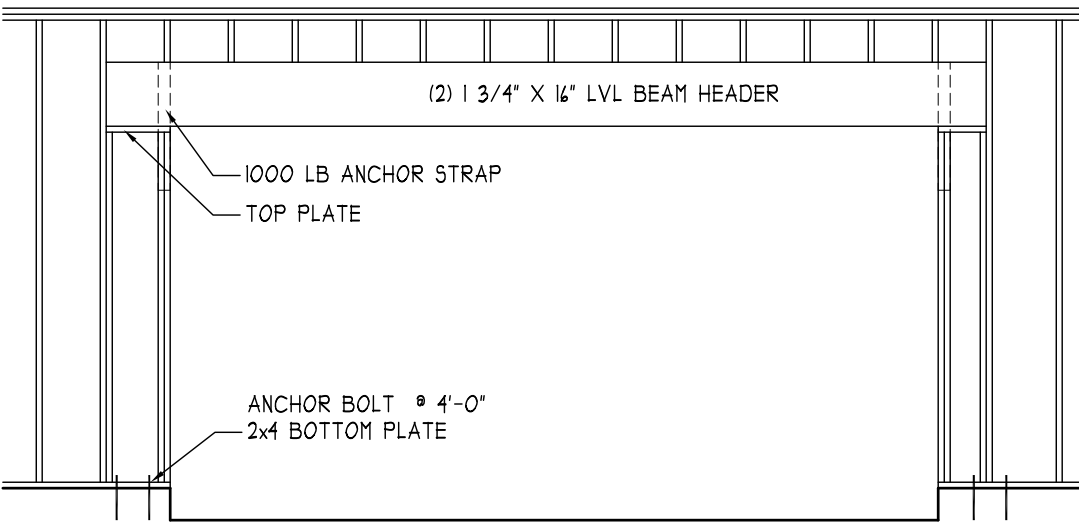
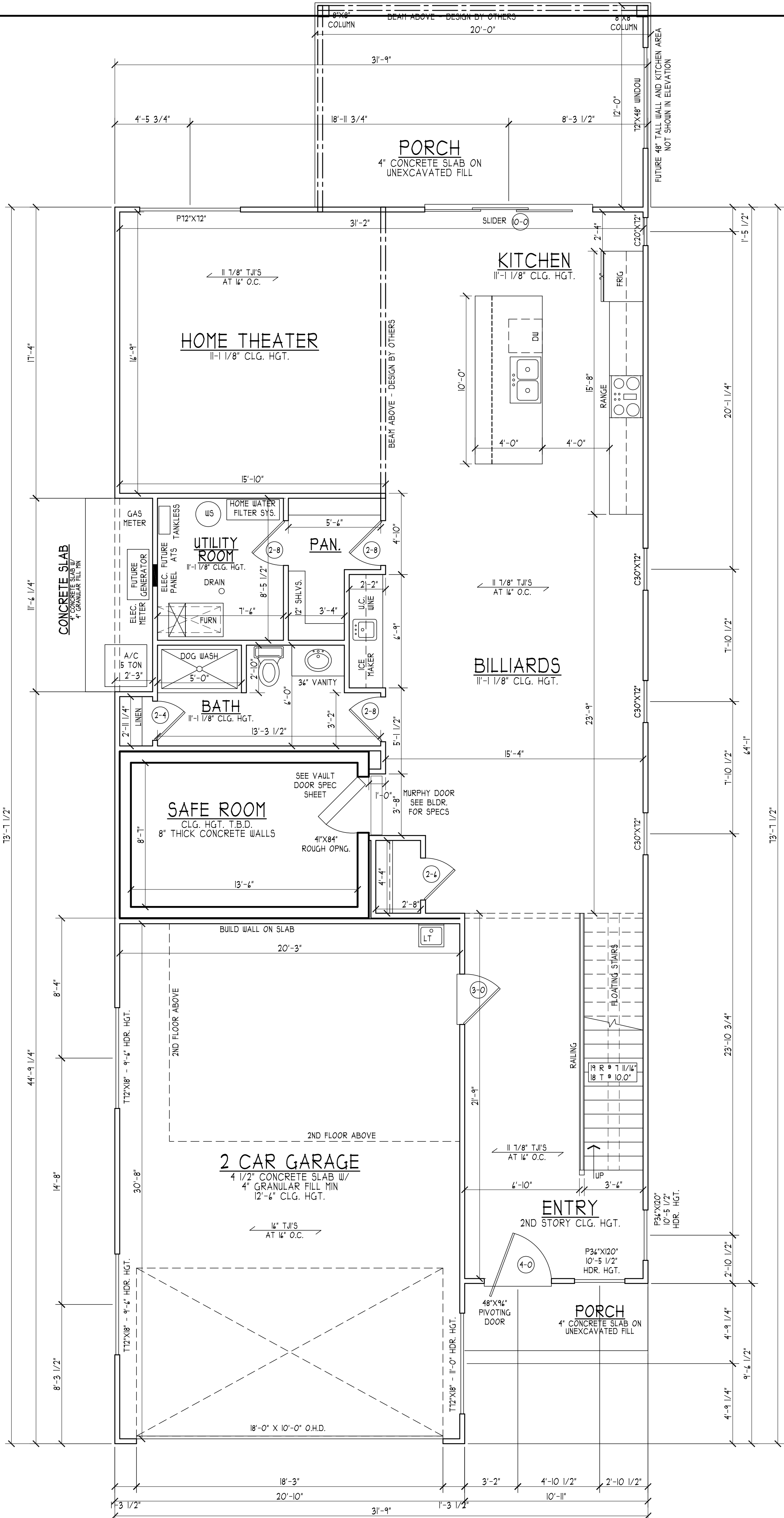
CLIENT INFORMATION

SHAWCAD DESIGN
WHERE DRAFTING MEETS DESIGN
NORFOLK, VIRGINIA 23502
EMAIL: SHAWCADDESIGN@GMAIL.COM

SHEET NO	A-2
OF	4
DATE	1/23/24
DWN NO	9

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" WALL HEIGHT - 11'-1 1/8"



GARAGE DOOR FRAMING DETAIL

SCALE: 1/4"=1'-0"

GENERAL FLOOR PLAN NOTES:

- ALL INTERIOR WALLS ARE 2X4 OR 2X4 AS SHOWN. EXTERIOR WALLS ARE 2X4 OR 2X4 W/ ONE LAYER OF 1/2" SHEATHING. ALIGN EXTERIOR OF SHEATHING WITH FOUNDATION WALL. ALL ANGLED WALLS ARE 45 DEGREES FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- CONFIRM ALL HEADER HEIGHTS AND SIZES PRIOR TO START OF FRAMING. ALL OPENINGS ARE TO BE 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- VERIFY ALL TYPES AND SIZES OF WINDOW UNITS AND DOORS WITH OWNER/BUILDER. NOTIFY BUILDER OF ANY DISCREPANCIES.
- VERIFY LOCATION, TYPES AND SIZES OF VENTS AND EXTERIOR TRIM WITH OWNER/BUILDER.
- INSULATE HIDDEN AREAS OR ASSEMBLIES BEFORE COVERING.
- BUILDER/LUMBER SUPPLIER SHALL SPECIFY SIZES OF DIMENSIONAL LUMBER FOR FLOOR AND ROOF SYSTEMS. NOTIFY BUILDER/LUMBER SUPPLIER IMMEDIATELY OF ANY DISCREPANCIES.
- STEEL LINTELS OR WOOD BEARING AREAS, PROPERLY SIZED, ARE TO BE PROVIDED OVER ALL OPENINGS TO SUPPORT MASONRY VENEER.
- ALL ROOF AND WALL INTERSECTIONS SHALL BE FLASHED WITH ALUMINUM OR BETTER MATERIAL.
- ALL BEDROOM EGRESS WINDOWS TO MEET MIN. CLEAR OPENING OF 5.7 FT2 UNLESS NOTED OTHERWISE. ONE WINDOW MINIMUM NEEDED PER BEDROOM.

SQUARE FOOTAGE TABLE

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PROJECT	RANS RESIDENCE
SHEET TITLE	FIRST FLOOR PLAN

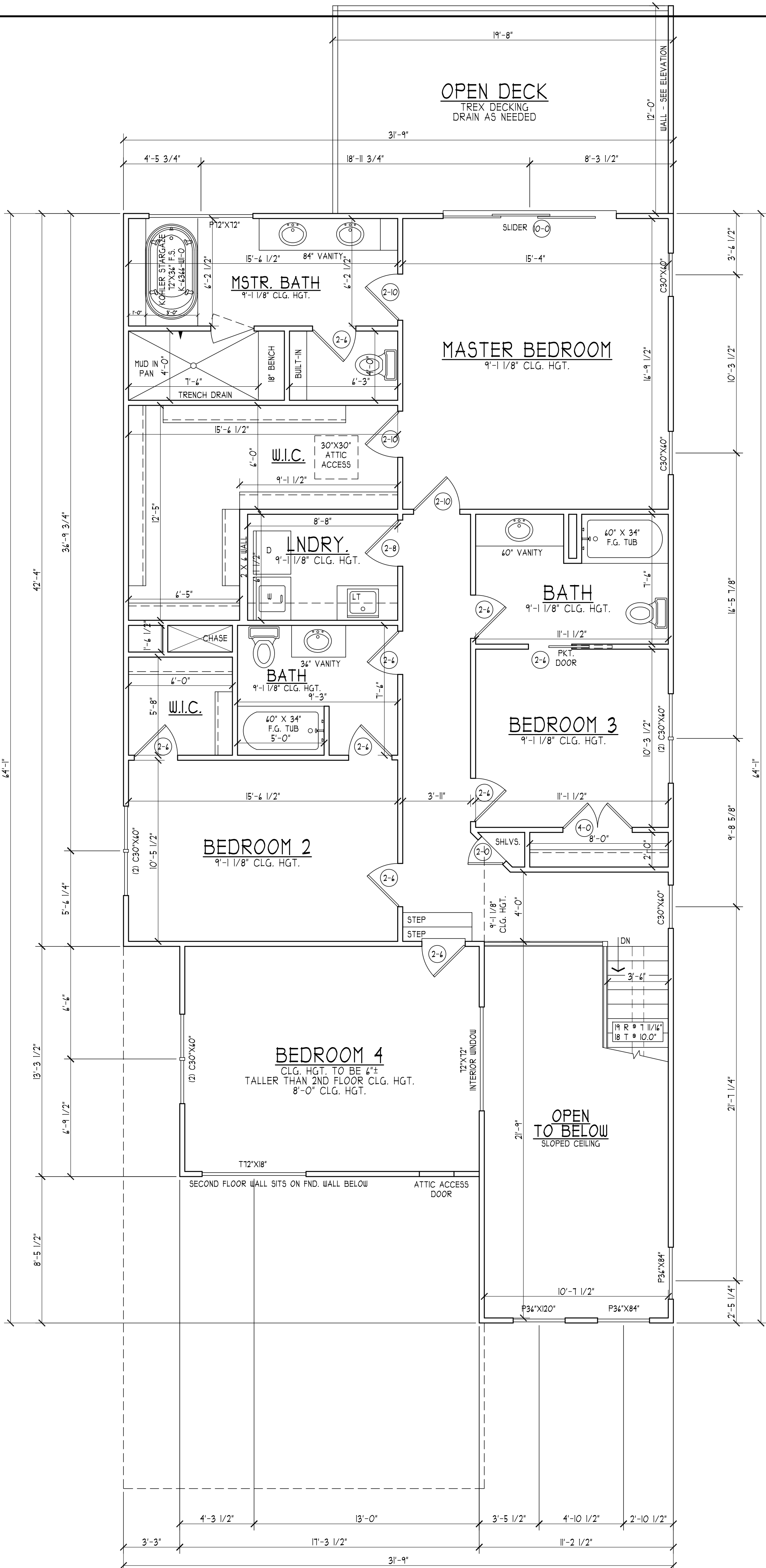
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WHERE DRAFTING MEETS DESIGN
NORFOLK, INDIANA 46060
EMAIL: SHAWDESIGN@GMAIL.COM

SHEET NO	A-3
OF	4
DATE	1/23/24
DWN NO	9

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" WALL HEIGHT - 9'-1 1/8"



SQUARE FOOTAGE TABLE	
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SCALE	1/4"=1'-0"
DRAWN BY	MUS
CHECKED	MUS

DATE	REVISIONS

PROJECT	RANS RESIDENCE
SHEET TITLE	SECOND FLOOR PLAN

CLIENT INFORMATION

SHAWCAD DESIGN
WHERE DRAFTING MEETS DESIGN
NORLEESVILLE, INDIANA 46060
EMAIL: SHAWCADDESIGN@GMAIL.COM

SHEET NO	A-4
OF	4
DATE	1/23/24
DWN NO	9

hbn

Rains Residence

Exterior Selections

Front Elevation

Siding Color:

Morning Fog



Sherwin Williams 6255

Garage Door:



-Wayne Dalton Wood Grain Finish on Steel in Carbon Oak

-Windows to be in horizontal across top panel

Roofing:

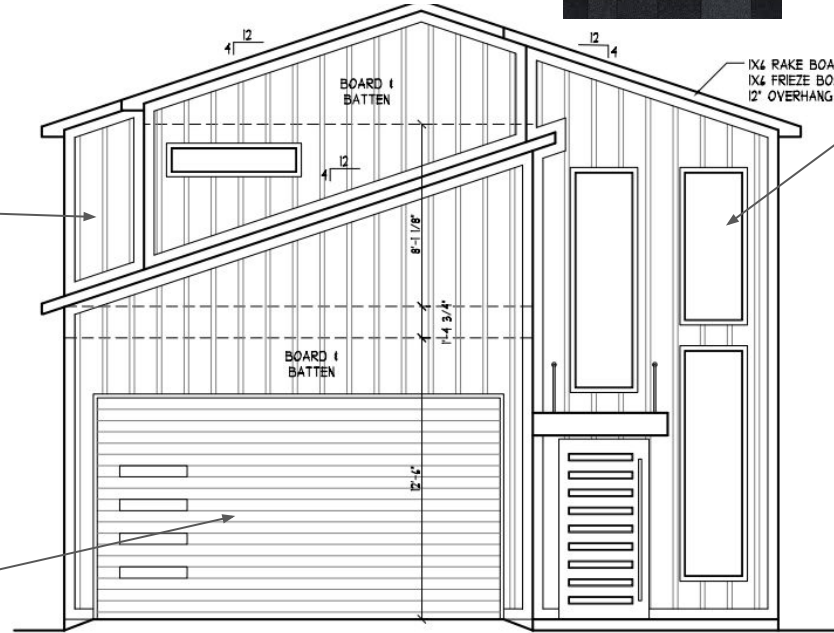
- Black Metal Over Garage
- Owens Corning Black Onyx



Windows:



- Pella Lifestyle Windows
- Aluminum Clad Wood
- Black Exterior Color



FRONT ELEVATION

SCALE: 1/4"=1'-0"

Front Door:

Urban Pivot Door by Pivot Door Company in either Black or matching the Garage Door Paneling



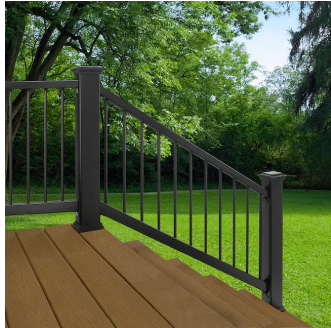
Rear Elevation

Siding Color:

Morning Fog



Sherwin Williams 6255



Railing:

Trex Railing in Black



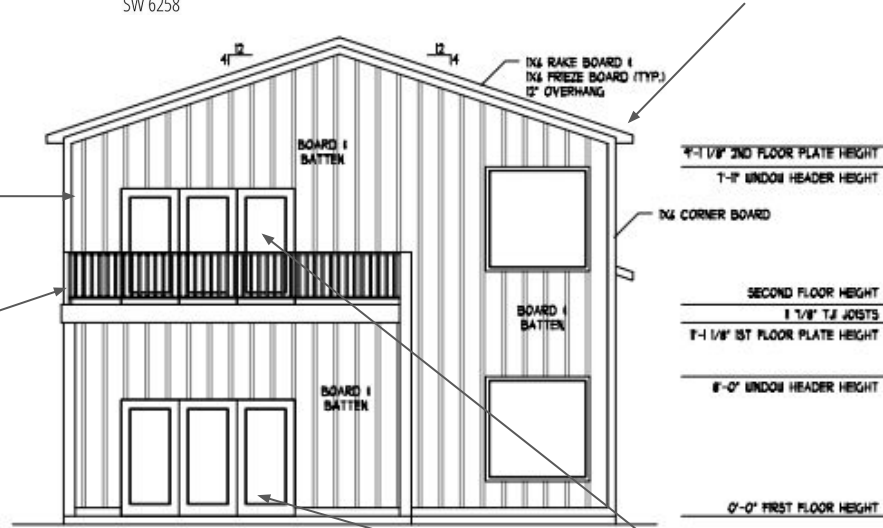
Tricorn Black

Sherwin Williams
SW 6258

Exterior Trim:

Gutters:

Wilco Black Gutters



REAR ELEVATION

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

Back Sliders:

Pella Lifestyle Sliders with Black
Exteriors



505 West 186th St.
Westfield, IN 46074
phone: (317) 846-0620
fax: (317) 846-4950
web: sundowngardens.com

Scale: 1" = 10'
Date: 10-01-24
Designer: DB
Drawn By: DB

RAINS RESIDENCE

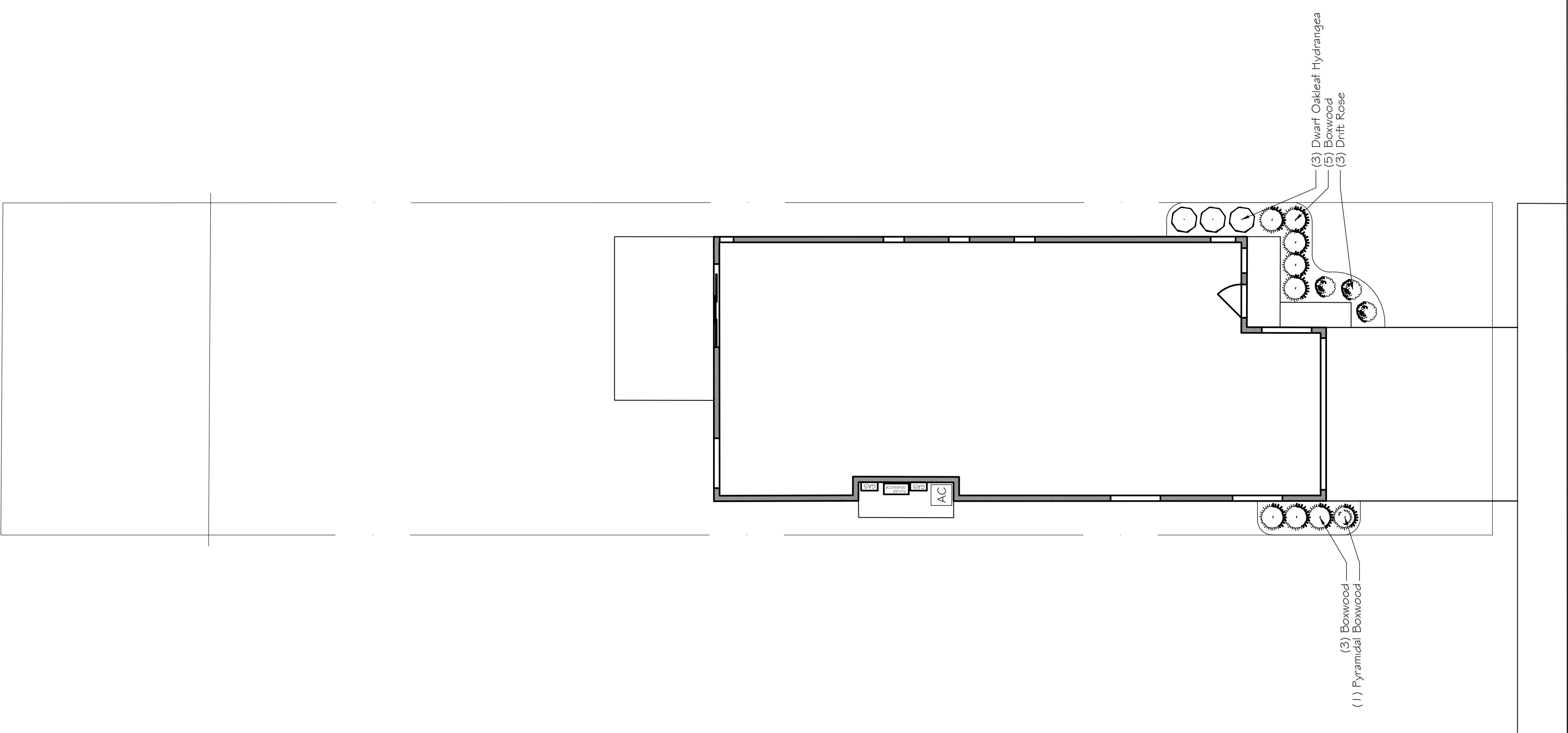
11301 Meadows Drive
Fishers IN, 46038

REVISION	DATE
1	-
2	-
3	-
4	-

DISCLAIMER

-UNLESS OTHERWISE NOTED
AND AS NECESSARY IRRIGATION
REPAIRS AND/ OR ADJUSTMENTS
WILL BE BILLED ON A TIME AND
MATERIAL BASIS

-ANY UNFORESEEN AND/ OR
UNMARKED UTILITIES INCLUDING
BUT NOT LIMITED TO INVISIBLE
FENCES, POST LIGHTING, AND
SUMP LINES ARE THE
RESPONSIBILITY OF THE CLIENT





Nickel Plate Review Committee Staff Report

Meeting Date: October 23, 2024

DEPARTMENT CONTACT:

Kevin Martin (martinke@fishers.in.us)

CASE NUMBER:

NPR-24-4

PETITIONER:

John Stone (john@homesbynest.com)

PROPERTY ADDRESS/LOCATION:

11301 Meadows Drive

REQUEST: Request to approve site design and architecture for the 3,143 square foot residential development.

APPLICABLE REGULATIONS:

[Nickel Plate District Code](#)

EXISTING ZONING:

VC – Village Center

FISHERS 2040:

Core Residential

LOT SIZE: 0.16 Acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve

☐ Continue

☐ Deny

☐ No Recommendation

Meeting Date: October 23, 2024

Case Number: NPR-24-4

ZONING HISTORY:

This property was rezoned to VC – Village Center in April 2016 with Ord. No. 041816F, an amendment to the Nickel Plate District Code. The Nickel Plate District Code was developed to create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

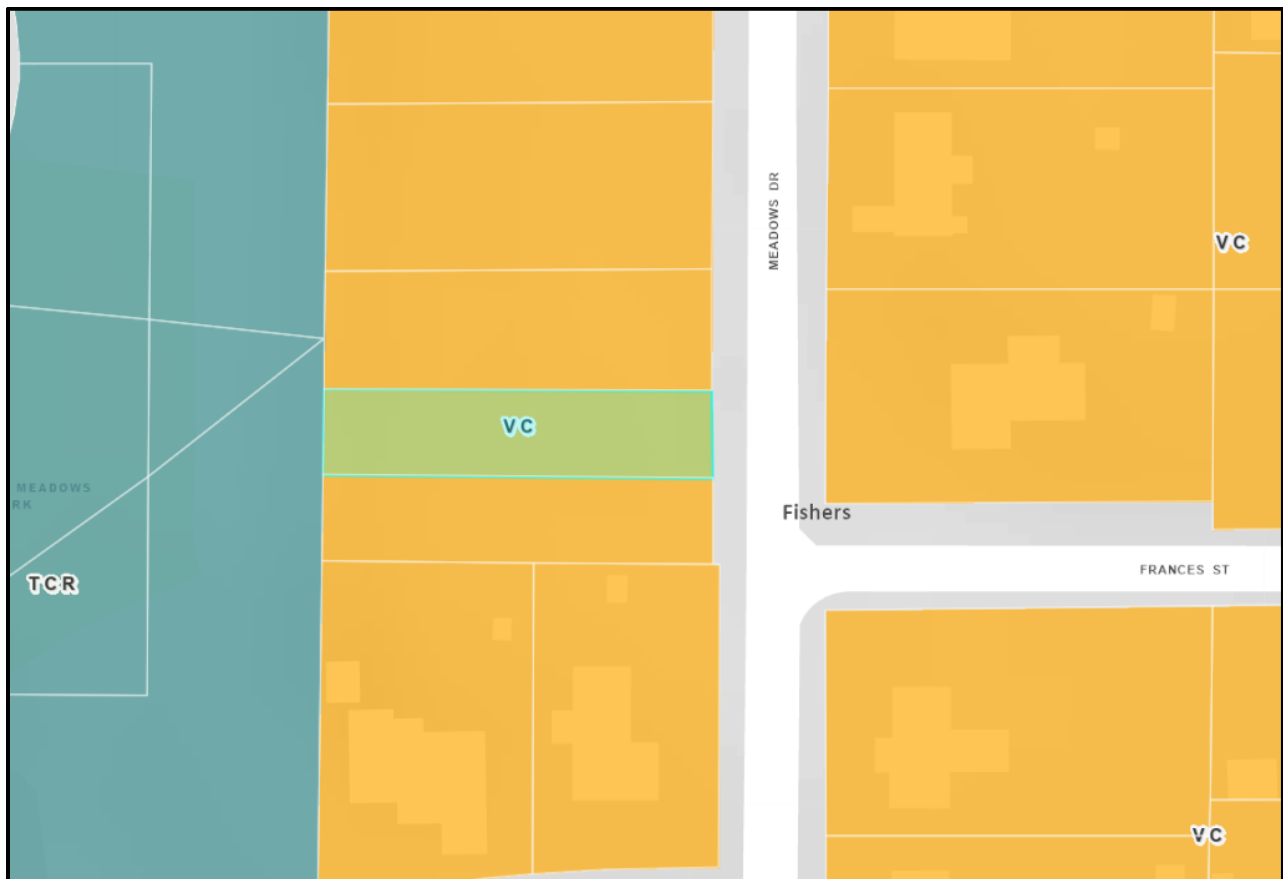
SURROUNDING ZONING & LAND USE:

North: VC - Village Center (single-family homes)

East: VC - Village Center (single-family homes)

South: VC - Village Center (single-family homes)

West: TCR – Town Center Residential (single-family homes)



Village Center, Zoning Map

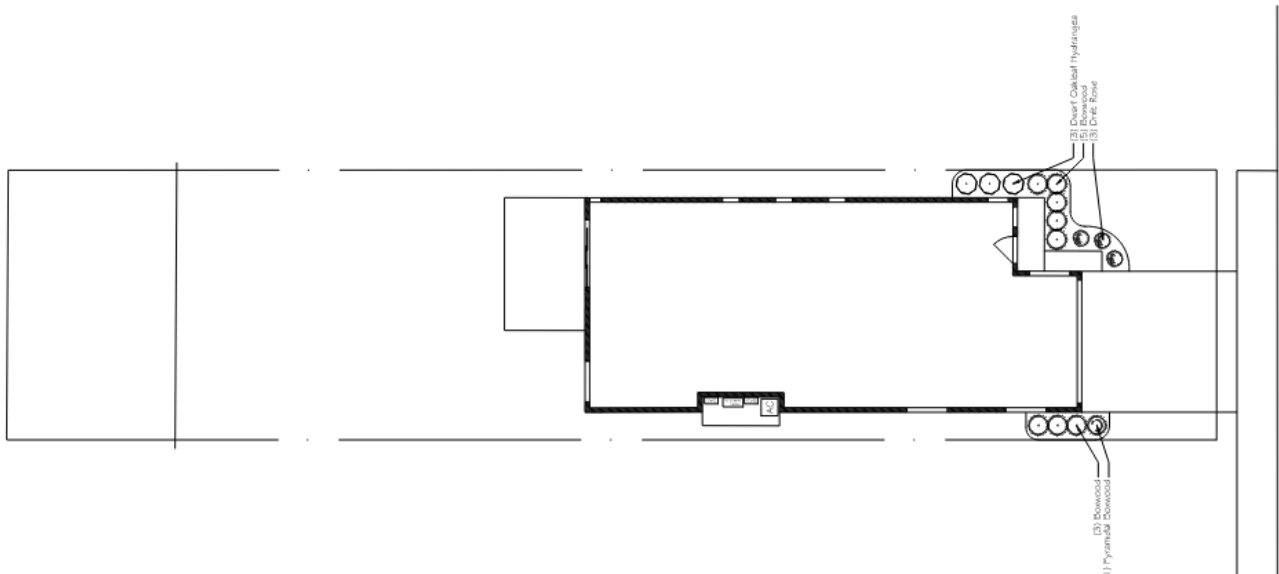
Meeting Date: October 23, 2024

Case Number: NPR-24-4

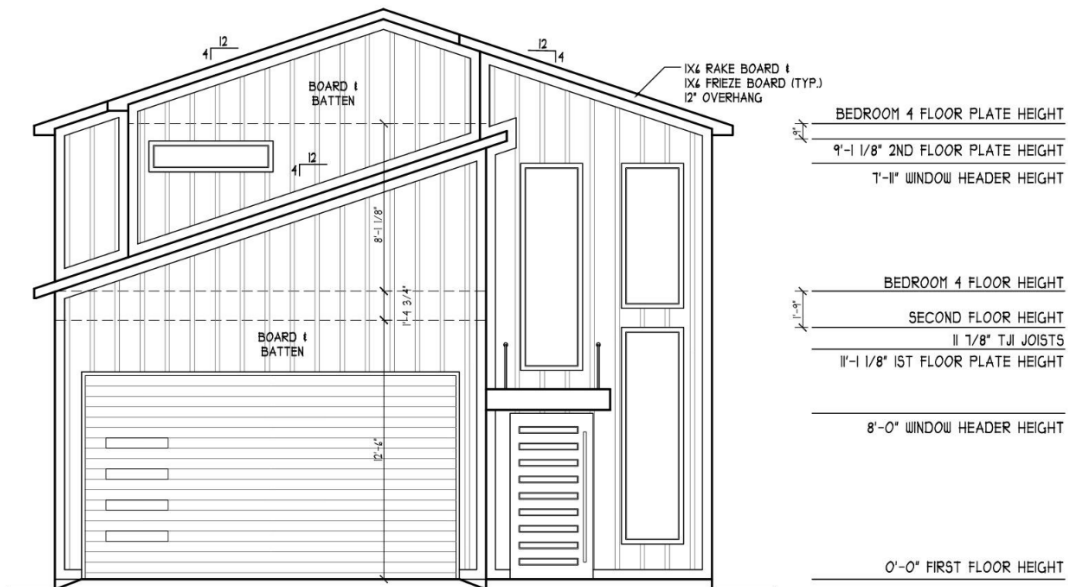
PETITION OVERVIEW:

The proposal includes a single-family residential unit. The proposed home is a 3,143 square feet residential infill-development, similar to other residential homes along Meadows Drive.

Right-of-Way and Streetscape requirements will be reviewed through the structural permitting process.



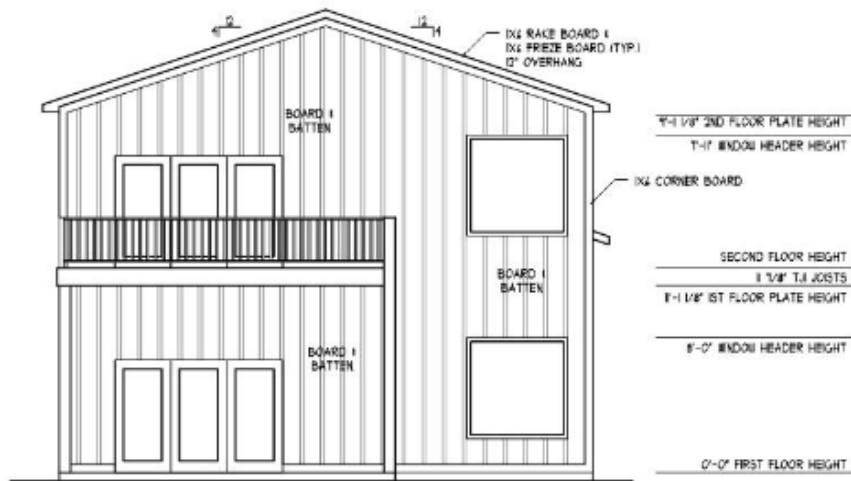
Proposed Site Plan



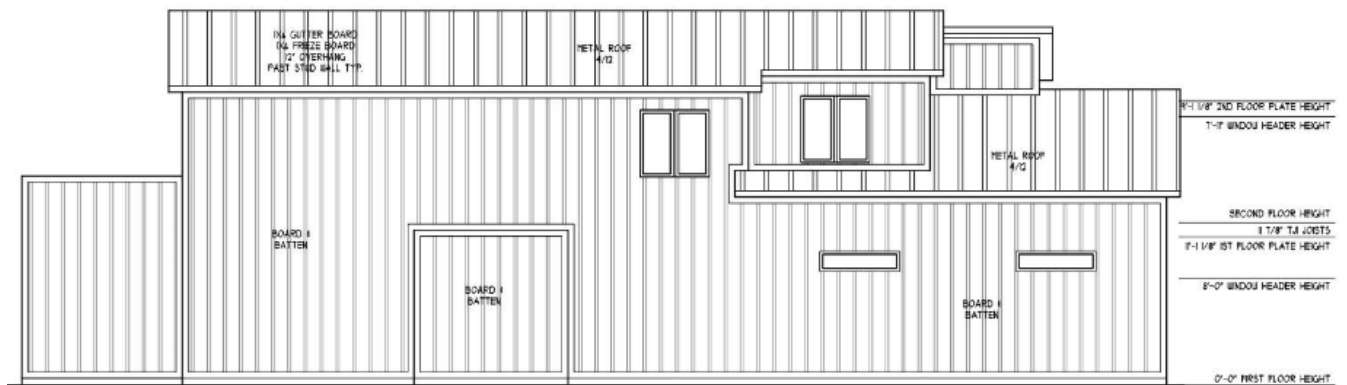
Front Elevation (East)

Meeting Date: October 23, 2024

Case Number: NPR-24-4



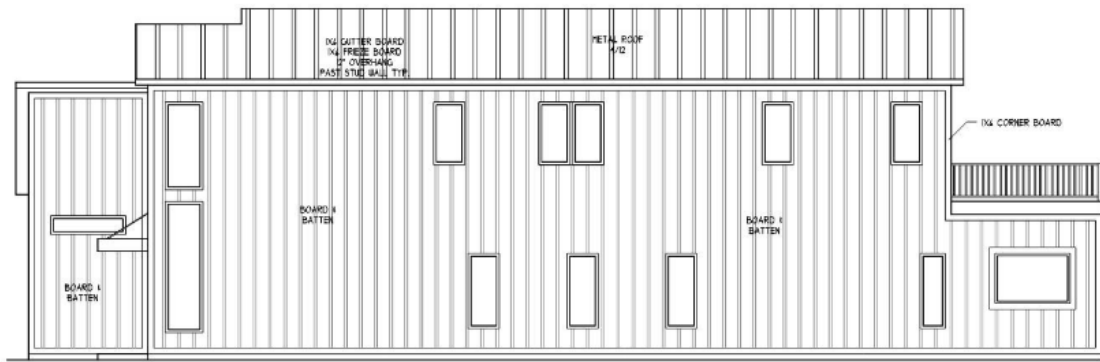
Rear Elevation (West)



Side Elevation (South)

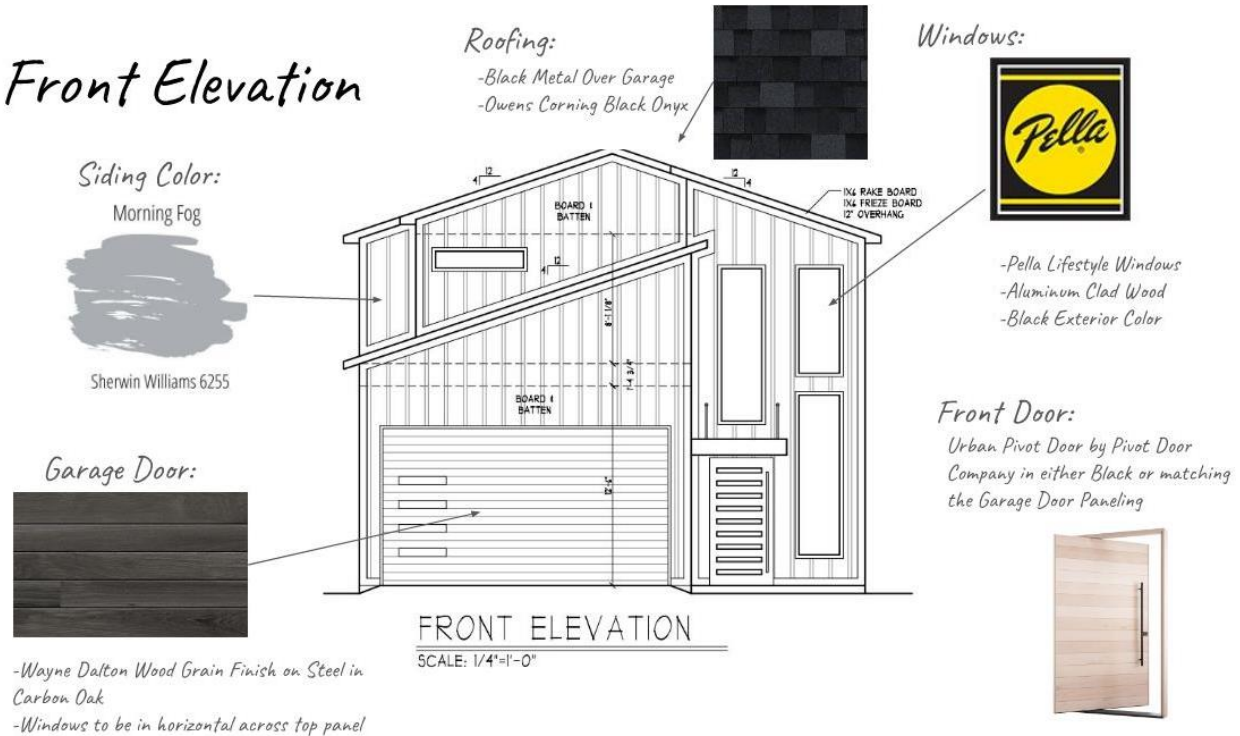
Meeting Date: October 23, 2024

Case Number: NPR-24-4



Side Elevation (North)

Front Elevation



Material Exhibit

Meeting Date: October 23, 2024

Case Number: NPR-24-4

NICKEL PLATE REVIEW COMMITTEE:

Summary of Request

The Nickel Plate Review Committee shall base its review on the following criteria (Section 8.2.9.5):

- i. Conformance with the intent of the Nickel Plate District Code;
- ii. Logic of design;
- iii. Exterior space utilization;
- iv. Architectural character;
- v. Material and color selection;
- vi. Harmony and compatibility with surrounding development;
- vii. Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

For reference in this report:

✓ Denotes petition's compliance with this requirement

○ Denotes a standard that staff would like to discuss with the NPRC

Conformance with the intent of the Nickel Plate District Code

✓ Conforms to the Downtown 2030 Master Plan.

Logic of Design

✓ Site access: The proposed vehicular access will be provided off Meadows Drive with a two-car driveway and adjacent garage.

Pedestrian access is also provided off Meadows Drive, sidewalk improvements will be constructed along Meadows Drive.

Exterior Space Utilization

✓ Parking and vehicle circulation: The proposed home includes a two-car garage and an additional two-car driveway.

✓ Landscape: Proposed landscaping meets the requirements of the Nickel Plate District Code.

Architectural Character

✓ Entryways must be clearly defined on all sides of the building.

✓ Façade Articulation: Façade articulation and multiple material are provided along the south, east, north, and east of the buildings.

✓ Four-sided architecture: four-sided architecture is provided with two plus building

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material, a mixture of masonry, and glass, and siding, and masonry.

✓ Mechanical & Utility Equipment Screening: All mechanical and utility equipment will be located internally within the development. Staff will review screening during the permit process.

✓ Defined Entrance: Development has defined entrance point.

✓ Roof: The proposed design incorporates multiple roof planes and articulation. The roof style is consistent with the characteristic of the surrounding area.

✓ The building includes a defined base, middle, and top: building has a defined base with prominent entries. The varied roof planes provide a defined top.

✓ Wall Planes: Structure does not project into sidewalk or other public right-of-way.

Material and Color Selection

✓ Exterior Materials:

- Fiber Cement (Board & Batten)
- Wood (garage door oak finish)
- Metal (canopies, balconies, downspouts, windows, and doors)

✓ Exterior building materials must be high quality.

Harmony and Compatibility with Surrounding Development

✓ Site Furniture: No site furniture required.

✓ Downtown 2030 Master Plan: The location of this project, the uses within it and its layout, are consistent with the Master Plan goals and objectives.

PUBLIC ART:

Public Art within the Nickel Plate District requires the approval of the Nickel Plate Review Committee.

No public art is proposed within this location or as part of this project.

WAIVERS REQUESTED:

The petitioner is **not** requesting any waivers from the Nickel Plate District Standards. Waivers are to be approved according to Section 8.2.11.1.

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The following criteria are to be considered when waivers are requested:

1. Will not conflict with the Conceptual Master Plan.
2. Will result in an improved project which will be an attractive contribution to the Nickel Plate District.
3. Will not compromise the quality of the public realm or discourage pedestrian use.

The following **Major Waivers** are requested:

None.

The following **Minor Waivers** are requested:

None

STAFF RECOMMENDATION:

Staff is supportive of the request. The architecture proposed is aligned with the Nickel Plate District Code - Architectural Regulations and with the Master Plan goals and objectives for this area.

Staff recommends approval as presented.

STAFF RECOMMENDATION

☒ Approve ☐ Continue ☒ Deny ☐ No Recommendation