



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission

DATE: 11/6/2024 at 6:00 PM

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

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.

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](#).

1. **Call to Order**
2. **Pledge of Allegiance to The Flag of The United States**
3. **Roll Call**
4. **Approval of Previous Minutes**
 - a. 9-4-24
5. **Public Hearings**
 - a. **Kid City Cyntheanne Road PUD**
Address: 12344 Cyntheanne Road
Case: RZ-24-1
Request: Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City Cyntheanne Road PUD. (RZ-24-1)
Petitioner: Bill Evans (bevans@allylandconsultants.com)

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

b. Plan Commission Resolution - Fishers Crossing and Union Allocation Area

6. Staff Communication

7. Summary of Council Action

8. Adjournment

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
September 4, 2024**

The meeting of the Advisory Plan Commission convened at 6:00 p.m.

Mr. Stevenson confirmed quorum and called the meeting to order.

A roll call was taken and those members present were: Selina Stoller, Howard Stevenson, Bruce Molter, Kim Logan, Brad DeReamer, Pete Peterson, Steve Richards, Rick Fain. Angie Frazier and Katie Jackson were not present.

Others present: Rodney Retzner, Ross Hilleary, Larry Lannan, Rob McMurray, Jack & Sue Follmar, Nancy Cooke, Dennie Cooke, David Crane, Laura Villianyi, Jeff Thompson, Will Sharpnuck (?).

Public Hearings:

- a. **Consideration of a Text Amendment to the Unified Development Ordinance (UDO) for the creation of a new Commercial Low Impact District (C-Low) and Commercial Low Impact Overlay District (Clow-OL)**

Ross Hilleary presented the City's Staff Report for the following addresses:

13352 E 116th St, 13326 E 116th St, 13346 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.

The overall intent is to identify addresses which have been zoned as commercial in residential areas with specific requirements (new Commercial Status) to make new development residential in feel and look, with parking on the side and rear. In the case the current property owner or a future property owner wishes to rezone the property to commercial, we have a base zoning district to start with. Commercial uses are identified as Office, medical, beauty, nail parlor. Neighborhood meeting has been held. Public Comments have been received- none were opposed.

Mr. Stevenson opened the meeting to Public Comment. Seeing no one from the Public to speak, he closed the Public Hearing portion of the meeting.

In Commission discussion, Pete Peterson asked if with the new Commercial status, could Plan Commission or Council still deny a request. The answer is yes, the underlying zoning still applies. No zoning is changing. Kim Logan asked how the properties were selected. Ross Hilleary stated that they were chosen based a combination of parcel size, similar adjacent residential uses, and proximity to primary corridors and intersections.

Selina Stoller noted No tattoo parlors. She also suggested adding to be "in the residential style of the area".

Other members, Steve Richards, Brad DeReamer, and Pete Peterson, suggested that they did not agree with that wording and that it needed to be a little more ambiguous, such as "not in conflict with".

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to send a favorable recommendation to City Council, seconded by Mr. DeReamer. The Motion was approved, 8-0.

The Meeting was adjourned at 6:35 PM.

Respectfully Submitted by:
Kay Prange, Recording Secretary

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
August 7, 2024**

The meeting of the Advisory Plan Commission convened at 6:12 p.m.

Mr. Stevenson confirmed quorum and called the meeting to order.

A roll call was taken and those members present were: Selina Stoller, Howard Stevenson, Bruce Molter, Kim Logan, Brad DeReamer, Pete Peterson and Angie Frazier. Steve Richards, Rick Fain and Katie Jackson were not present.

Others present: Rodney Retzner, Ross Hilleary, Gabrielle Herin, Kevin Martin, Rob McMurray, Jack & Sue Follmar, Lillian Barkes, Marina McQueary, Tania Harrington, Scott Spillman, Justin Himsey (sp?), Josh Huser, John Bush, Gerald Strohm, Ross Byer. A number of members of the Public who attended the 5:00 PUD Committee meeting also stayed for the Plan Commission Meeting.

Mr. DeReamer made a Motion to approve the Minutes from the July 10, 2024 meeting. Mr. Molter seconded. The Motion was approved 7-0.

Public Hearings:

a. Meijer Grocery

Case TA-24-3

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, generally located near the intersection of Southeastern Pkwy. and N. Cyntheanne Rd.

Gabrielle Herin, presented the Staff Report which included elevations of the store and convenience store, updates to the architecture, landscape, and outlot limitations. Staff has No Recommendation for the Commission.

Ross Byer with Woolpert presented the overall vision of the store. It is a grocery store, period. There is no garden center, no clothes. Smaller square footage. Corby Thompson presented the history of the property and the parcels created. The location is already approved for commercial/grocery use and a housing expansion east and south will take place. Ross Hilleary added that the plan was approved in 2006. Mr. Byer added that they are working with Schoolhouse 7 on parking. Mr. DeReamer referred to a proposed plan. Mr. Byer also added that it is significantly reduced intensity, and it is a sparsely developed 20-acre site. Changes have been made to access. 6% of net profits go back to the Community. Kim Logan confirmed a future roundabout at 136th and 126th. A&F agreed that traffic will still go thru Public Works and Engineering for approval.

Mr. Stevenson opened the Public Hearing.

Marina McQuery (Whelchel Springs- 12352 Alberta)- Concerned about truck traffic. There are 1600 homes in radius of the store. The subdivision will be cut in half with traffic.

Tom Fritz (Britton Falls) – He did the survey- we need this store.

Terry Wilkins (Britton Falls)- advocated for seniors needing pharmacy, convenience, social hubs, driving limits.

John Bush (15345 Corona Ct.)- Whelchel Springs will have an issue with lights facing Southeastern Pkwy.

Lillian Barkes (Whelchel Springs) - 85% in her survey do not support this. Students will “hang out”.

Gerald Strohm (15698 Whelchel Dr.) – he lives across from School House 7. The Jeijer project is too close to 2 schools. Vote No. There are 8 gas stations already.

Jennifer Hartley (Whelchel Springs) - No. The location by the highway is better. Schoolhouse 7 won't survive. HIJH traffic.

Steve Smith (Britton Falls) – Make sure the roads are 2-lane.

Doug Allman (16124 E. 126th St.) – Questioned who owned the property for the gas station. City please work with schools on traffic. Looking for commitment- golf carts are dangerous. 126th needs to be put thru.

Seeing no one from the Public remaining to speak, Mr. Stevenson closed the Public Hearing.

In Commission discussion, Brad DeReamer asked if the Whelchel Springs HOA will allow, can more landscaping be done? Pete Peterson stated that the zoning is commercial, always was. Whelchel Springs is a common theme. Southeastern is a main artery. Can it be approved with the conditions that A&F and City oversee traffic issues and a buffer for Whelchel Springs. Selina Stoller said that having a grocery store close by is a Yes! Brad DeReamer added that Schoolhouse 7 parking will be approved before Council.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to send a favorable recommendation to City Council, seconded by Mr. DeReamer. The Motion was approved, 7-0.

The Meeting was adjourned at 7:35 PM.

Respectfully Submitted by:
Kay Prange, Recording Secretary

EXHIBIT A
KID CITY USA CYNTHEANNE ROAD PUD
12344 CYNTHEANNE ROAD, FISHERS IN.

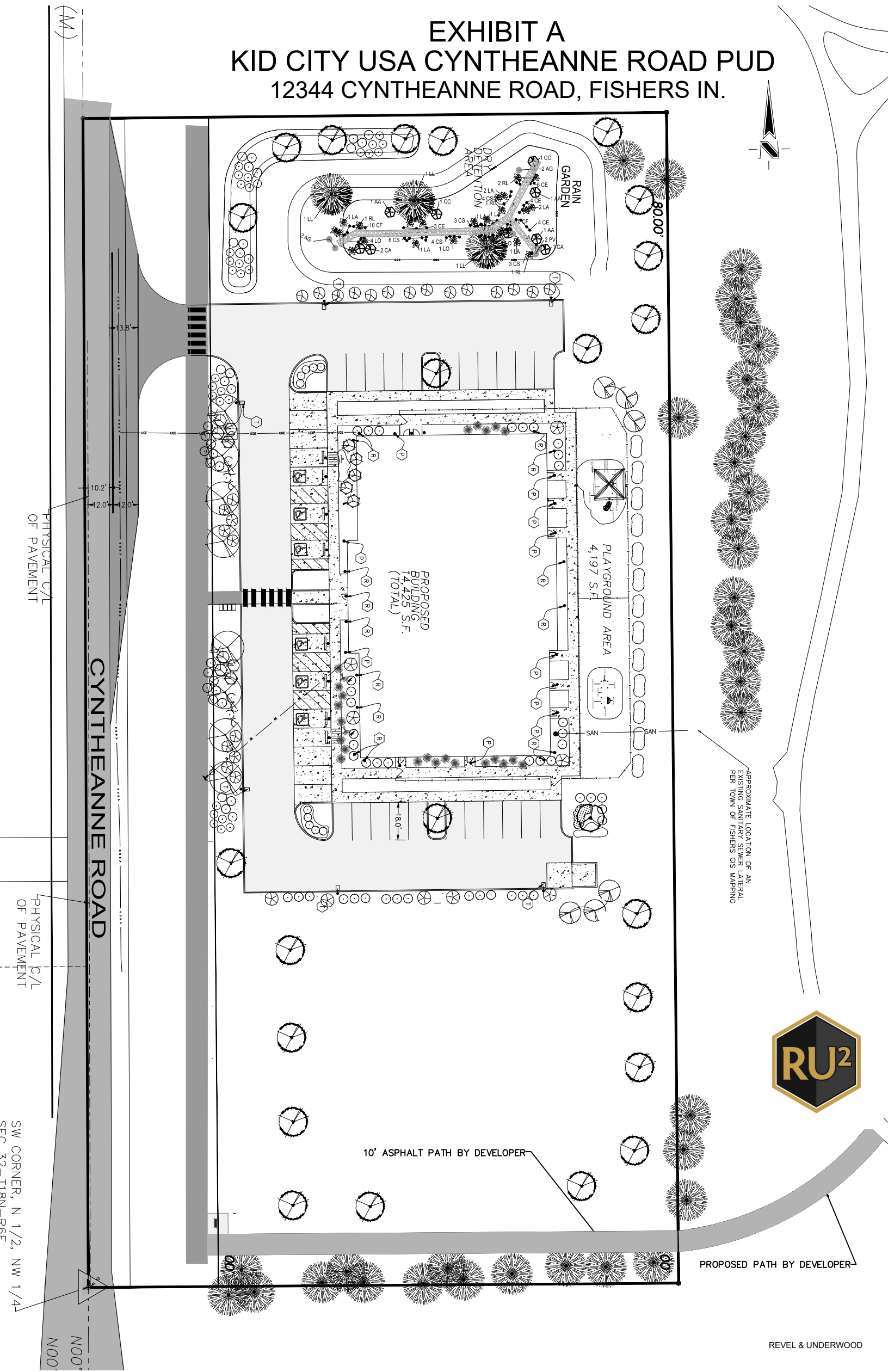
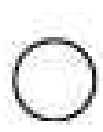


EXHIBIT B
KID CITY USA CYNTHEANNE ROAD PUD
12344 CYNTHEANNE ROAD, FISHERS IN.



 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

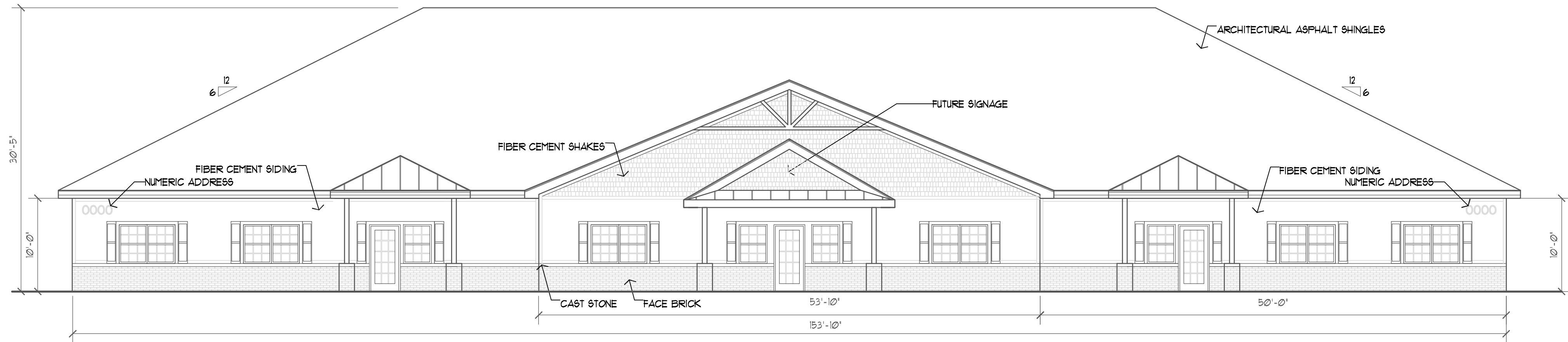


 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



N89°41'46"E(D) 279.15'(D)
N89°24'30"E 279.15'(M)





○ WEST ELEVATION
SCALE: 1/8" = 1'-0"



○ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



○ EAST ELEVATION
SCALE: 1/8" = 1'-0"



○ NORTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS	
1	FISHERS REVISE
2	REVISION DATE
3	REVISION DATE
4	REVISION DATE
5	REVISION DATE
6	REVISION DATE

PLOT DATE:	2024-08-16
DRAWN BY:	TANKER
CHECKED BY:	-
PROJECT NUMBER:	24-0088



NEW CONSTRUCTION
KID CITY DAYCARE
 FISHERS INDIANA

peterson ARCHITECTURE
 298 south 10th street
 suite 500
 noblesville in 46060
 p 317.770.9714
 f 317.770.9718
 petersonarchitecture.com

2024

KID CITY CYNTHEANNE ROAD PUD



Planning & Zoning Department
City of Fishers
Ordinance: #090924G



1.1. Declaration, Purpose and Intent, Applicability, and Allowed Uses

A. Declaration

1. Ordinance No. 090924G
2. Adopted:

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Section 1.6 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development - Commercial District (PUD-C), and that said PUD-C zoning district shall hereafter be known as the "Kid City USA Cyntheanne Road PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the C1 District shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Chapter" cross-references of this Ordinance shall hereafter refer to the Chapter section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6.: Introductory Provisions: Transition Rules* also shall apply to amendments.

D. Allowed Uses

1. All uses permitted are listed under the **C1 Zoning** in *Sec. 5.1.5. Permitted Use Table*.
2. In addition to the applicable use standard as set forth in *Chapter 5: Use Regulations* shall also apply.
The following are defined as allowable limited uses per the Permitted Use Table per Chapter 5, 5.1.5:
 - a. Child Care Center (Daycare)
 - b. Clinic
 - c. Office
 - d. Personal Services (Optometrist Only)
 - e. Medical

1.2. Concept Plan

The Concept Plan attached hereto as “Exhibit A” is hereby incorporated. The Real Estate's development plan may vary from the Concept Plan; however, per *Sec.10.2.16.(M)(3) PUD District Ordinance Requirements*, the Concept Plan shall show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and Parking Areas; Open Space areas; Conservation and/or Preservation areas; recreation facilities; and other details to indicate the character of the proposed development.

1.3. Development Standards

A. Cross Reference

The regulations of *Chapter 6: Development Standards* shall apply, except as modified by this Ordinance

B. Development Standards: *Sec. __.__. __* shall apply, except as modified below.

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width at building line – standard	125'
1c. Lot width at building line – corner	n/a
1d. Lot frontage	125'
2. Minimum Building Setbacks	
2a. Front arterial / other street type	60'
2b. Side	10'
2c. Side, Aggregate	20'
2c. Rear, primary structure	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Gross Floor, 1-story (min)	n/a
4b. Gross Floor, 2-story (min)	n/a
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of a single lot (max)	75%
5c. Alternative standards (See Exhibit “A” for details)	(See Exhibit “A” for details)
5d. Accessory structures	Article 6.2. Accessory Structure Standards
5e. Total structures per lot	Sec. 6.8.1.G. Structures Per Lot

**KID CITY CYNTHEANNE ROAD PUD
2024**

C. General Regulations: Shall apply.

D. Accessory Structure Standards: Shall apply

Architectural Design Standards: Shall apply, shall apply, except as modified below:

(1) Approved Elevation of Building

(a) The City's PUD Committee, as its _____ meeting, reviewed and approved the set of building plans on file with the City's Planning and Zoning Department (the "Approved Elevation"). The Illustrative Architectural Exhibit, attached hereto as Exhibit B, is a sampling and general representation of the approved building elevation. The Approved Elevations are hereby incorporated and approved. All buildings shall be substantially consistent with the Approved Elevations or otherwise comply with the standards set forth in this Ordinance. The Director of Planning and Zoning, including his/her designees, shall review and approve home elevations at the time of filing of the Building Permit for compliance.

E. Entrances & Driveways: Shall apply

F. Exterior Lighting Standards: Shall apply

G. Height Standards: Shall apply

H. Landscaping Standards: Shall apply

I. Lot Standards: Shall apply

J. Outdoor Display & Storage Standards: Shall apply

K. Parking & Loading Standards: Shall apply

L. Pedestrian Accessibility Standards: Shall apply

M. Permitted Nonresidential Structure Standards: Shall apply

N. Property Identification Standards: Shall apply

O. Public Art Standards: Shall apply

P. Setback Standards: Shall apply

Q. Signage Standards: Shall apply

R. Wall & Fence Standards: Shall apply

S. Water & Sewer Standards: Shall apply

T. Vision Clearance Standards: Shall apply

1.3. Planned Unit Development Design Standards

A. Cross Reference: The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified by this ordinance.

B. General Provisions: Shall apply

C. Block, Lot & Access Standards: Shall apply

D. Street & Alley Standards: Shall apply

E. Open Space, Common Area & Amenity Standards:): shall be modified Per *Article 8.4.6:* , the open space shown on Exhibit "A" shall be deemed to satisfy the Open Space standards.

F. Other Design Standards: Shall apply

1.4. Procedures

The procedures set forth in *Sec. 10.2.16. Planned Unit Development* shall apply except those referenced in this Ordinance.

1.6. Real Estate

Record Legal Description:

RECORD LEGAL DESCRIPTION

Warranty Deed recorded as Instrument Number 2013050995 in the Office of the Recorder of Hamilton County, Indiana)

A part of the Northwest Quarter of Section 32, Township 18 North, Range 6 East, located in Fall Creek Township, Hamilton County, Indiana, being bounded as follows:

Beginning at the Southwest corner of the North Half of the Northwest Quarter of Section 32, Township 18 North, Range 6 East, said point being collinear with and equidistant from the Southwest corner of the Northwest corner of said Northwest Quarter, thence North 00 degrees 01 minutes 36 seconds East (assumed bearing) 559.00 feet along the West line of said Northwest Quarter; thence North 89 degrees 41 minutes 36 seconds East 279.15 feet; thence South 00 degrees 18 minutes 04 seconds East 559.87 feet to the South line of the North Half of said Northwest Quarter; thence South 89 degrees 52 minutes 18 seconds West 282.35 feet to the point of beginning.

Exhibit “A” Conceptual Plan

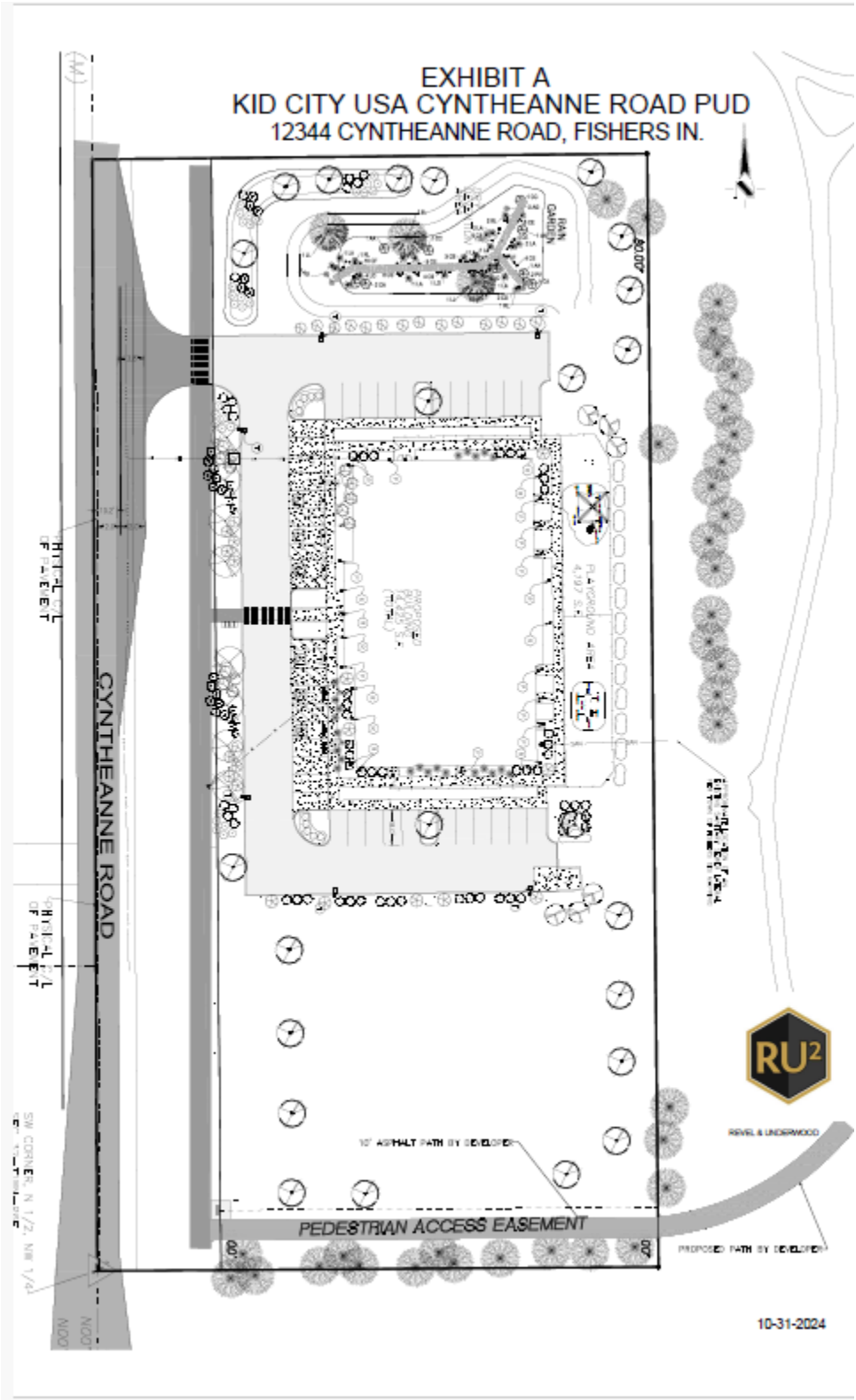
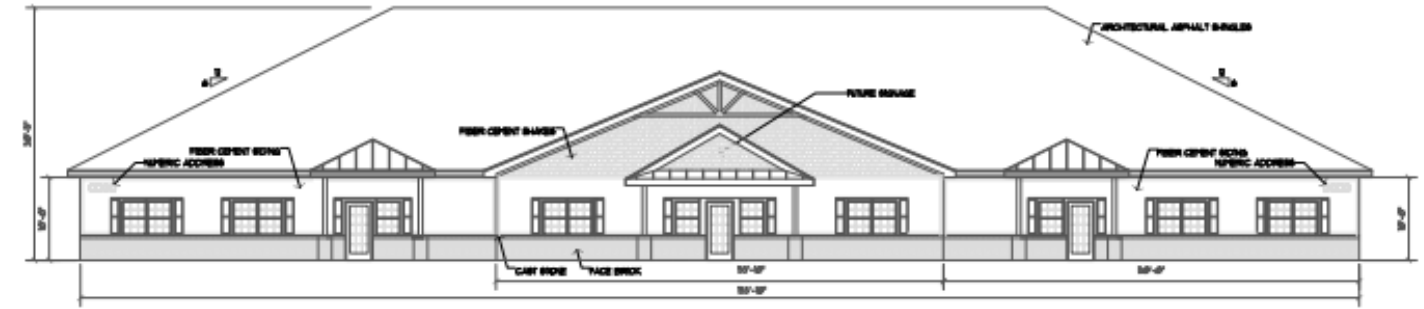


Exhibit "B" Elevations



KID CITY CYNTHEANNE ROAD PUD
2024



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



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



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



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

Exhibit "C" Landscape Plan Continued

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1.5. Adoption

This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this ____ day of _____, 2024.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

AYE		NAY
	Cecilia Coble, President	
	C. Pete Peterson, Vice President	
	John P. Delucia, Member	
	Brad DeReamer, Member	
	Tiffanie Ditlevson, Member	
	Selina M. Stoller, Member	
	Bill Stuart, Member	
	John W. Weingardt, Member	
	Todd Zimmerman, Member	

2024

KID CITY CYNTHEANNE ROAD PUD



Planning & Zoning Department

City of Fishers

Ordinance:

**Please add
Ordinance
#090924G**



1.1. Declaration, Purpose and Intent, Applicability, and Allowed Uses

A. Declaration

1. Ordinance No.
2. Adopted:

Please add
Ordinance
#090924G



B. Purpose and Intent

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1.3. Development Standards

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B. Development Standards: *Sec. __.__. __* shall apply, except as modified below.

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1a. Lot area	n/a
1b. Lot width at building line – standard	125'
1c. Lot width at building line – corner	n/a
1d. Lot frontage	125'
2. Minimum Building Setbacks	
2a. Front arterial / other street type	60'
2b. Side	10'
2c. Side, Aggregate	20'
2c. Rear, primary structure	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Gross Floor, 1-story (min)	n/a
4b. Gross Floor, 2-story (min)	n/a
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of a single lot (max)	75%
5c. Alternative standards (See Exhibit “A” for details)	(See Exhibit “A” for details)
5d. Accessory structures	Article 6.2. Accessory Structure Standards
5e. Total structures per lot	Sec. 6.8.1.G. Structures Per Lot

C. **General Regulations:** Shall apply.

D. **Accessory Structure Standards:** Shall apply

Architectural Design Standards: Shall apply, shall apply, except as modified below:

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(a) The City's PUD Committee, as its _____ meeting, reviewed and approved the set of building plans on file with the City's Planning and Zoning Department (the "Approved Elevation"). The Illustrative Architectural Exhibit, attached hereto as Exhibit B, is a sampling and general representation of the approved building elevation. The Approved Elevations are hereby incorporated and approved. All buildings shall be substantially consistent with the Approved Elevations or otherwise comply with the standards set forth in this Ordinance. The Director of Planning and Zoning, including his/her designees, shall review and approve home elevations at the time of filing of the Building Permit for compliance.

November 6, 2024

E. **Entrances & Driveways:** Shall apply

F. **Exterior Lighting Standards:** Shall apply

G. **Height Standards:** Shall apply

H. **Landscaping Standards:** Shall apply

I. **Lot Standards:** Shall apply

J. **Outdoor Display & Storage Standards:** Shall apply

K. **Parking & Loading Standards:** Shall apply

L. **Pedestrian Accessibility Standards:** Shall apply

M. **Permitted Nonresidential Structure Standards:** Shall apply

N. **Property Identification Standards:** Shall apply

O. **Public Art Standards:** Shall apply

P. **Setback Standards:** Shall apply

Q. **Signage Standards:** Shall apply

R. **Wall & Fence Standards:** Shall apply

S. **Water & Sewer Standards:** Shall apply

T. **Vision Clearance Standards:** Shall apply

1.3. Planned Unit Development Design Standards

A. **Cross Reference:** The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified by this ordinance.

B. **General Provisions:** Shall apply

C. **Block, Lot & Access Standards:** Shall apply

D. **Street & Alley Standards:** Shall apply

E. **Open Space, Common Area & Amenity Standards:**): shall be modified Per *Article 8.4.6:* , the open space shown on Exhibit "A" shall be deemed to satisfy the Open Space standards.

F. **Other Design Standards:** Shall apply

What are you
putting in this
blank space?

1.4. Procedures

The procedures set forth in *Sec. 10.2.16. Planned Unit Development* shall apply except those referenced in this Ordinance.

1.6. Real Estate

Record Legal Description:

RECORD LEGAL DESCRIPTION

Warranty Deed recorded as Instrument Number 2013050995 in the Office of the Recorder of Hamilton County, Indiana)

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Exhibit "B" Elevations



NEW DAYCARE FACILITY
KID CITY, USA
MCCORDSVILLE, INDIANA

peterson ARCHITECTURE
208 SOUTH 10TH STREET
NASH, IN 47448
P: 717.272.0714
F: 717.272.0714
WWW.PETersonARCHITECT.COM





 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

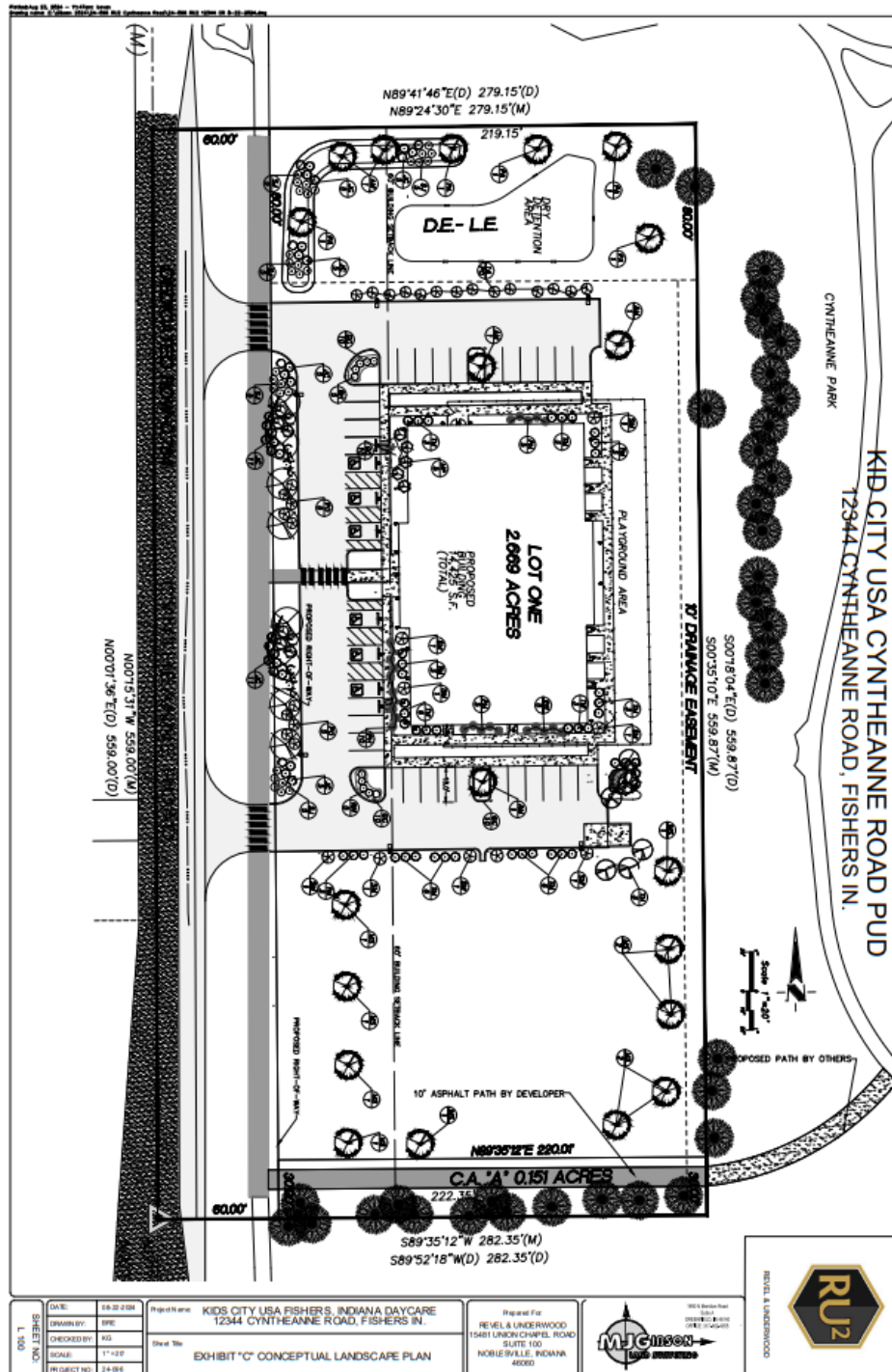


 **NORTH ELEVATION**

KID CITY CYNTHEANNE ROAD PUD
2024



Exhibit "C" Landscape Plan



1.5. Adoption

This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this ____ day of _____, 2024.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

AYE		NAY
	Cecilia Coble, President	
	C. Pete Peterson, Vice President	
	John P. Delucia, Member	
	Brad DeReamer, Member	
	Tiffanie Ditlevson, Member	
	Selina M. Stoller, Member	
	Bill Stuart, Member	
	John W. Weingardt, Member	
	Todd Zimmerman, Member	



Advisory Plan Commission Staff Report

Meeting Date: November 6, 2024

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

RZ-24-1

PETITIONER:

Bill Evans, Ally Land Consultants
(bevans@allylandconsultants.com)

PROPERTY ADDRESS/LOCATION:

12344 Cyntheanne Rd

REQUEST: Consideration of a rezone of 2.669 acres from R-2 to PUD-C known as the Kid City Cyntheanne Road PUD.

APPLICABLE REGULATIONS:

City of Fishers Unified
Development Ordinance

EXISTING ZONING:

R2, in the process of
rezoning to Kid City
Cyntheanne Rd PUD

FISHERS 2040:

Suburban Residential

Lot Size: 2.669 Acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Favorable Recommendation

☐ Unfavorable Recommendation

☐ No Recommendation

ZONING OVERVIEW:

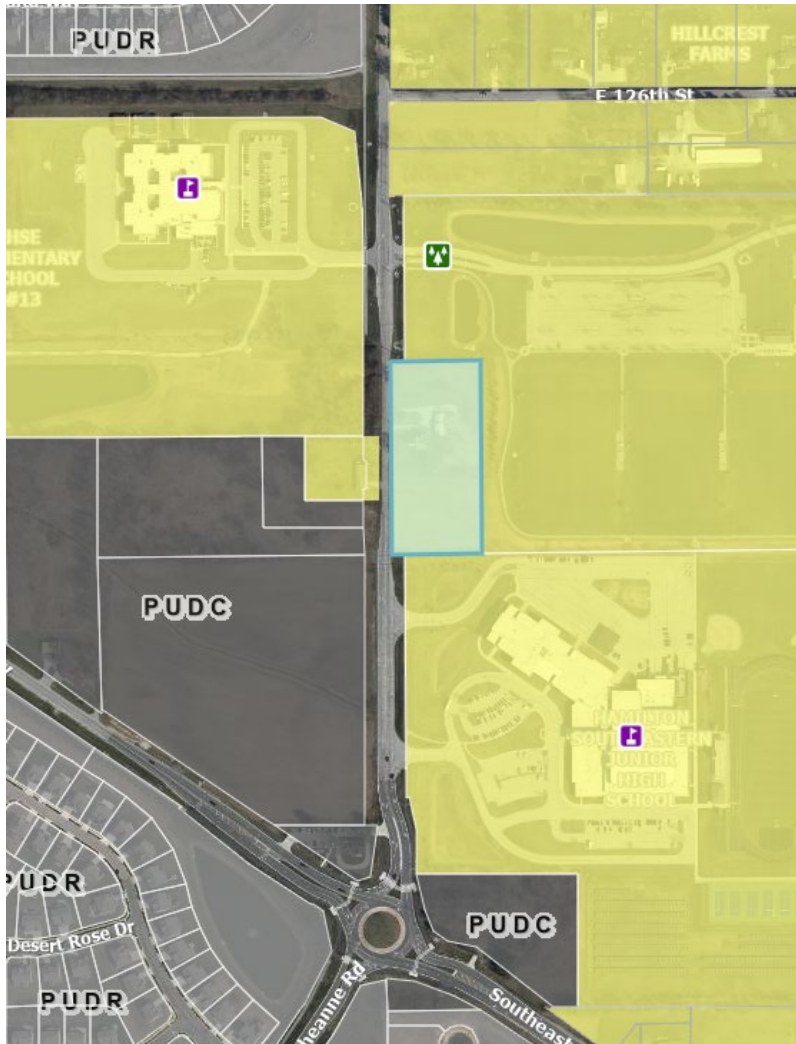
The property is currently zoned R2 – Residential. Ally Land Consultants on behalf of Kid City USA is requesting a rezone of the property from R2 – Residential to PUDC with limited C1 Commercial uses permitted and other deviations from the Unified Development Ordinance.

North: PUDR, R2 - (Single Family Residential, Park)

East: PUDC, R2 - (Park)

South: PUDC, R2 - (School)

West: PUDC, R2 - (School, Place of Worship)



PETITION OVERVIEW:

The current zoning of the property is R2 Residential and there is an existing single-family home on the site. The petitioner is requesting a rezone to PUD-C to allow for the proposed use of a childcare center with C1 Commercial standards.

ADDITIONAL ITEMS FOR CONSIDERATION:

Architecture:

The building will be a mixture of masonry, fiber cement siding, cast stone and architectural shingles.

Development Standards:

Any future development will be required to meet all development standards of the proposed Planned Unit Development or the Fishers Unified Development Ordinance if the standard is not addressed.

Traffic:

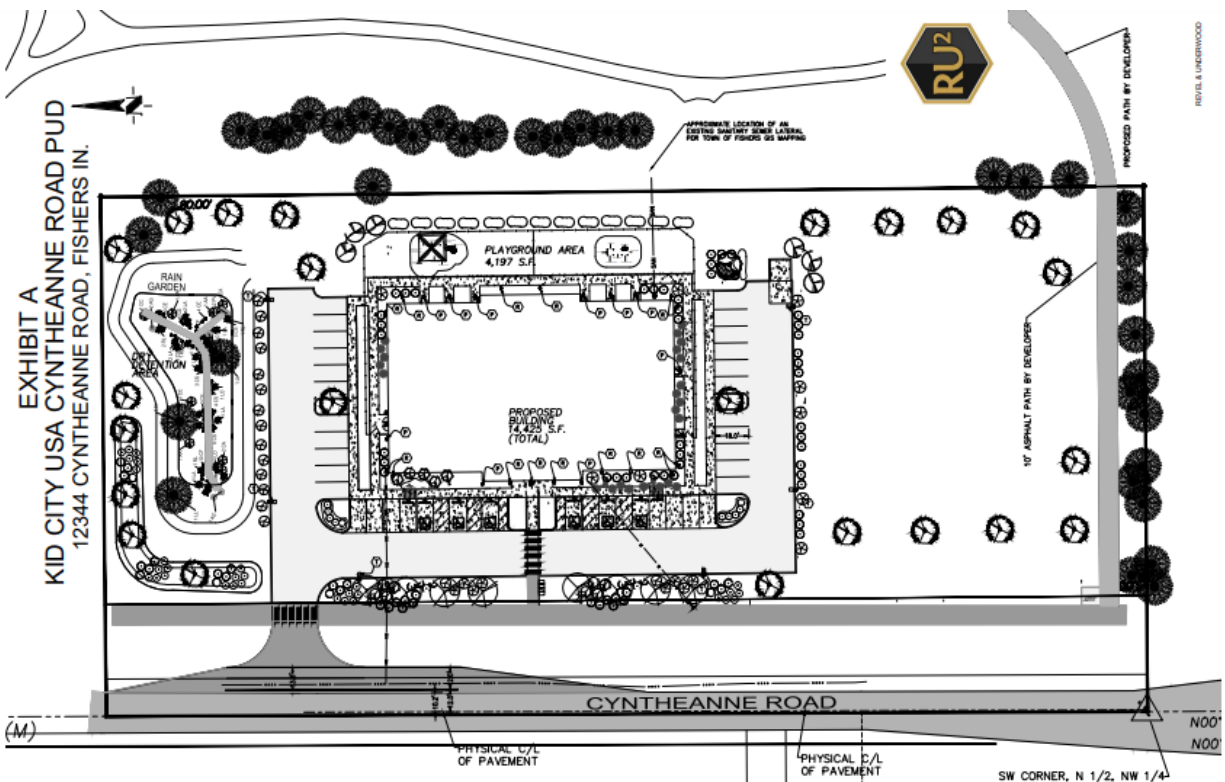
A full access drive would be permitted by the Engineering Department.

Fishers 2040:

The Fishers 2040 plan lists the future land use as suburban residential.



Northwest corner elevation looking southeast



Site Plan showing the building footprint, parking, access drive location, and proposed landscaping.

SUMMARY OF NEIGHBORHOOD MEETINGS AND PUBLIC COMMENTS:

The petitioner held a neighborhood meeting on October 21 at 6:30 PM at Southeastern Elementary School. One person attended. She represented Britton Falls Subdivision and primarily requested more information on the project.

No new public comments or remonstrations have been provided at the time of writing this staff report.

As a general note, this Zoning request will not dictate any deed covenants or restrictions on the land.

STAFF RECOMMENDATION:

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has a positive recommendation for Plan Commission. While this request does not match the 2040 Comprehensive Plan of Suburban Residential it does fit within the context of the providing a small scale vital neighborhood services including the proposed use of child care center, clinic, office or medical office. This item is anticipated to go to the City Council on November 18, 2024 for Final Reading.

STAFF RECOMMENDATION

☒ Favorable Recommendation ☐ Unfavorable Recommendation ☐ No Recommendation

**ORDER OF THE CITY OF FISHERS PLAN COMMISSION
DETERMINING THAT A RESOLUTION AND PLAN AMENDMENT
APPROVED AND ADOPTED BY THE CITY OF FISHERS
REDEVELOPMENT COMMISSION CONFORM TO THE
COMPREHENSIVE PLAN AND APPROVING THE RESOLUTION AND
PLAN AMENDMENT**

WHEREAS, the City of Fishers Redevelopment Commission (the “Redevelopment Commission”), governing body of the City of Fishers Department of Redevelopment (the “Department”), previously adopted and amended resolutions (collectively, the “Declaratory Resolution”) establishing and expanding an economic development area known as the “Consolidated Fishers/I-69 Economic Development Area” (the “Area”), designating certain portions of the Area as “allocation areas” for purposes of Section 39 of the Act (collectively, the “Existing Allocation Areas”), which Existing Allocation Areas include, among others, an allocation area designated as the Downtown Allocation Area and the Fishers Tech Park Allocation Area, and approving an economic development plan for the Area (as subsequently amended, the “Plan”), pursuant to Indiana Code 36-7-14, as amended (the “Act”); and

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WHEREAS, on October 22, 2024, the Redevelopment Commission approved and adopted Resolution No. FRC 01R102224 (the "Resolution"), which (i) removed the area described on Exhibit A attached to the Resolution from the Downtown Allocation Area, (ii) removed the area described on Exhibit B attached to the Resolution from the Fishers Tech Park Allocation Area, (iii) designated the area described on Exhibit C attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Allocation Area, (iv) designated the area described on Exhibit D attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Union Allocation Area, (v) designated the area described on Exhibit E attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 3 Allocation Area, (vi) designated the area described on Exhibit F attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 5 Allocation Area, (vii) designated the area described on Exhibit G attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the Crossing Lot 6 Allocation Area and (viii) amended the Plan as described in Exhibit H attached to the Resolution (clauses (i) to (viii), collectively, the “Amendments”); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Amendments to this Plan Commission.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF FISHERS PLAN COMMISSION, as follows:

1. That the Resolution and the Amendments conform to the plan of development for the City of Fishers, Indiana (the “City”).
2. That this Plan Commission hereby approves the Resolution and the Amendments.

3. That this Order hereby constitutes the written order of the Plan Commission approving the Resolution and the Amendments pursuant to Section 16 of the Act.

4. That the Secretary of this Plan Commission is hereby directed to file a copy of the Resolution and the Amendments with the minutes of this meeting.

Passed by the City of Fishers Plan Commission this 6th day of November, 2024.

CITY OF FISHERS PLAN COMMISSION

President

ATTEST:

Secretary