



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee

DATE: 11/6/2024 at 5:00 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 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**

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. **Kid City Cyntheanne Road PUD**

Address: 12344 Cyntheanne Road

Case: RZ-24-1

Request: Request to approve architectural elevations and site plan for a childcare center known as Kid City USA, generally located east of Cyntheanne Road between Southeastern Parkway and E. 126th Street.

Petitioner: Bill Evans (bevans@allylandconsultants.com)

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

- 2. Riverplace PUD Committee - None**
- 3. Staff Communication**



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: November 6, 2024

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

PUD-24-19

PETITIONER:

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

PROPERTY ADDRESS/LOCATION:

12344 Cyntheanne Road

REQUEST: Request to approve architectural elevations and site plan for a childcare center known as Kid City USA, generally located east of Cyntheanne Road between Southeastern Parkway and E. 126th Street.

APPLICABLE REGULATIONS:

City of Fishers Unified
Development Ordinance

EXISTING ZONING:

R-2

FISHERS 2040:

Suburban Residential

LOCATION MAP**STAFF RECOMMENDATION**

☒ Approve

☐ No Recommendation

☐ Continue

☐ Deny

ZONING HISTORY:

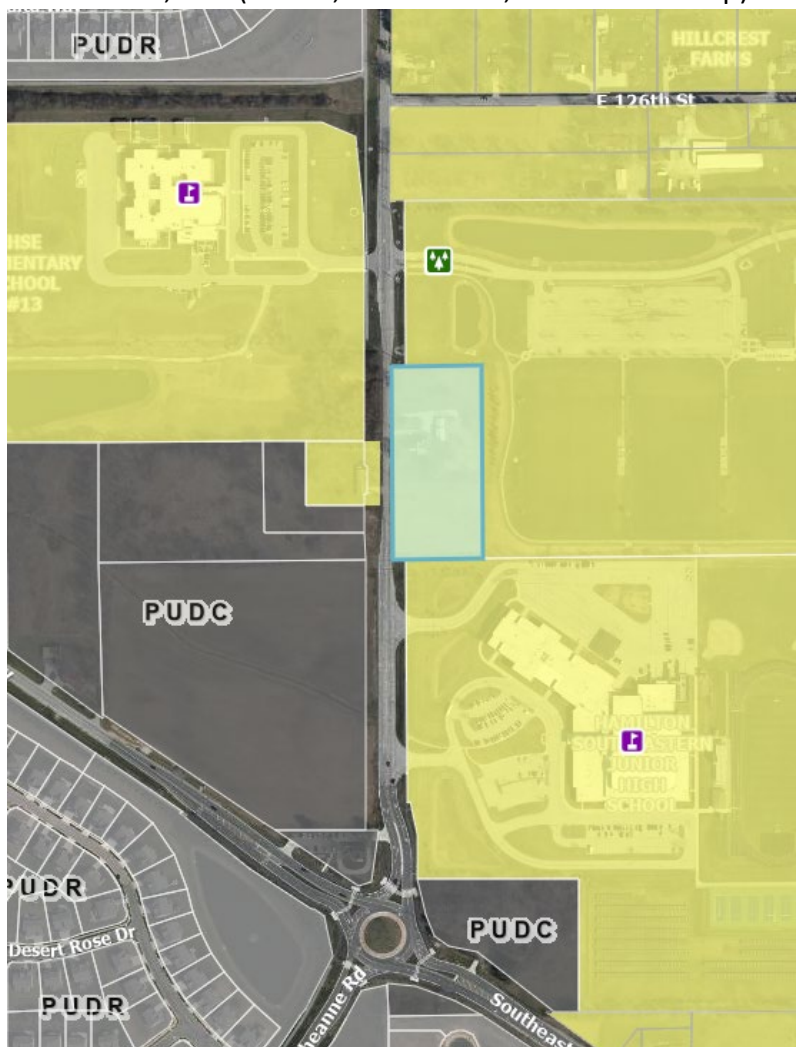
The property is currently zoned R-2 under the City of Fishers Unified Development Ordinance (UDO) Ordinance #: 071618F. Ally Land Consultants on behalf of Kid City USA is requesting a rezone of the property from R2 – Residential to PUD-C with limited C1 Commercial uses. Where the PUD is silent the City's Unified Development Ordinance (UDO) applies.

North: PUDR, R2 - (Single Family Residential)

East: PUDC, R2 - (Park)

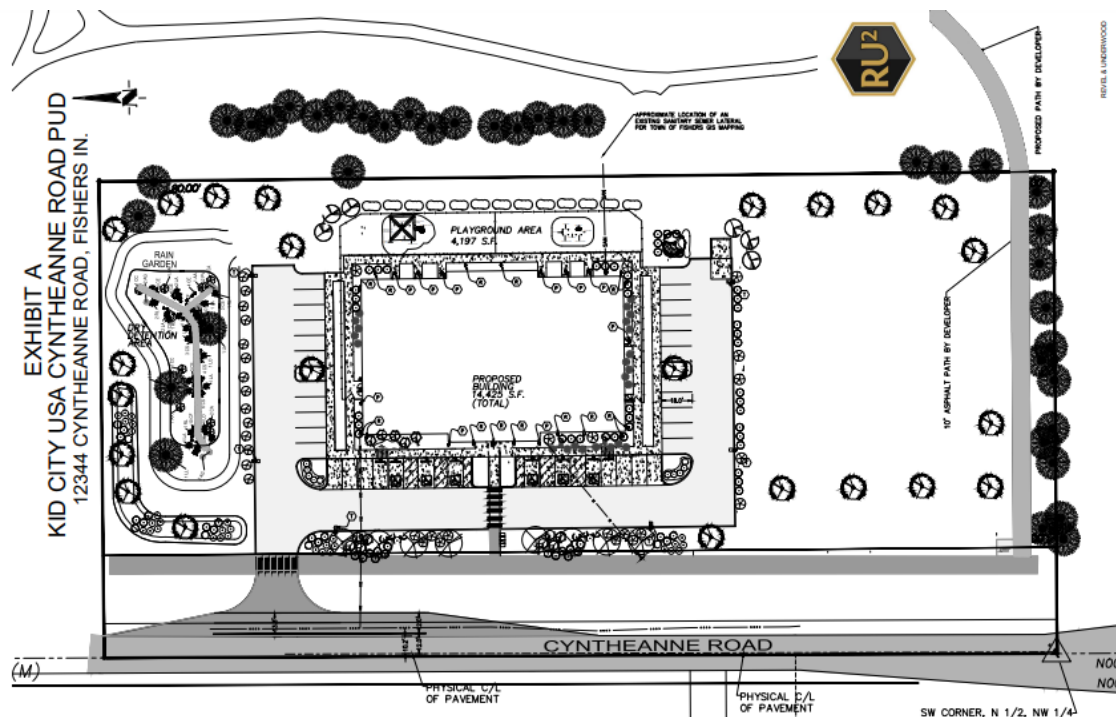
South: PUDC, R2 - (School, Commercial)

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



PETITION OVERVIEW:

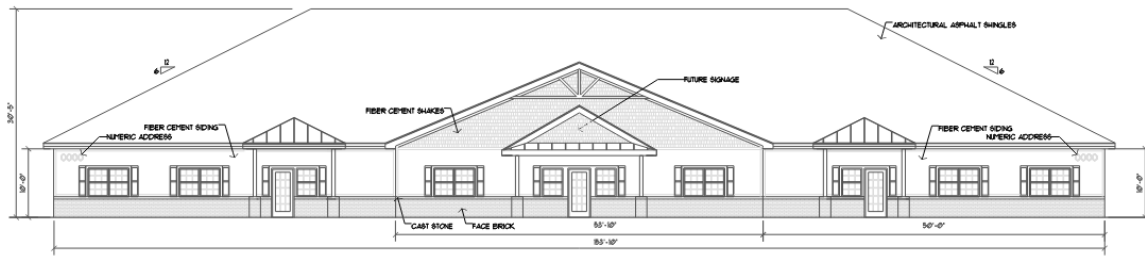
The petitioner requests approval of the architecture and site plan for a proposed child care center called Kid City USA. These elevations will be incorporated into the Kid City Cyntheanne Road PUD. The one-story building will be approximately 14,425 square feet. It will be a mixture of masonry, fiber cement siding and asphalt shingles. There are approximately 30 parking spaces proposed. The subject site is generally located along the eastern side of Cyntheanne Road between Southeastern Parkway and Cyntheanne Road.



Site Plan



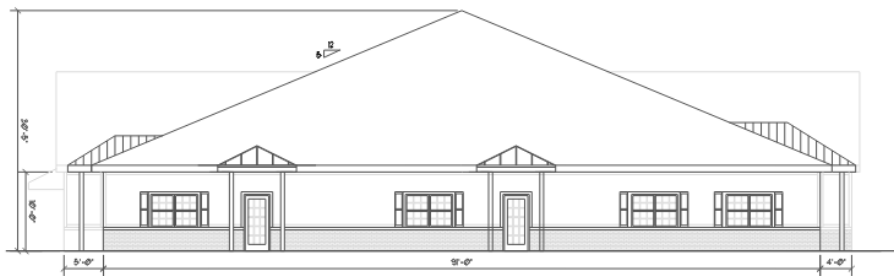
Northwest corner elevation looking southeast



West elevation



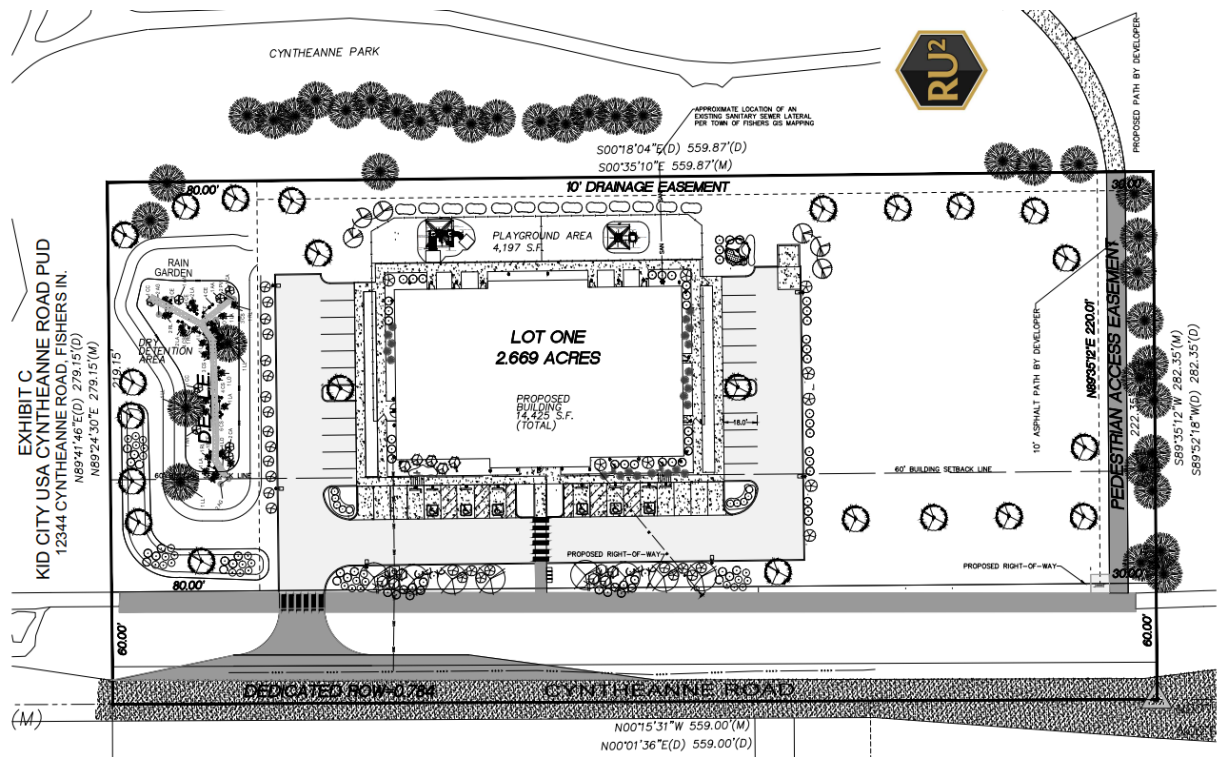
East elevation



South elevation



North elevation



Landscape Plan

DETAILS:

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

Fiber Cement Shakes	Fiber Cement Siding
Face Brick	Architectural Asphalt Shingles
Cast Stone	

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.
N/A	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.
N/A	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.
	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.

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.
N/A	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.
N/A	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.
X	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 October 31, 2024:

Following are additional comments from Staff to provide context:

- Please define the main entrance along the west elevation. I understand there is some modulation already. For example, there could be some sort of canopy. Please see UDO Section 6.3.5.D.b for overhang standards. By defining the main entrance more, you will comply with UDO Sections 6.3.5.D.2.b, 6.3.5.D.2.c and 6.3.5.B.2.d). Staff believes the McCordsville elevation would make a good model. See below picture.
- Please show specialty lighting to add another architectural feature into the building design (UDO Section 6.3.5.B.2.d). Staff believes the McCordsville elevation would make a good model. See below picture.
- Please show more roof modulation per UDO Section 6.3.5.C.3. I would look at 6.3.5.C.3. b and e specifically for guidance.

- Please confirm there will be roof overhangs at a depth of 3 feet over all secondary entrances (UDO Section 6.3.5.C.3.b). As a suggestion, I would extend the existing overhang that appears to be 1.5 feet.
- Confirm all mechanical and utility equipment is screened according to the standards found in UDO Section 6.2.6 Mechanical and Utility Equipment.



Staff would like the following:

- Please bring in a sample of the brick proposed.
- Please bring in paint samples.

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. To the west is a place of worship, to the north and east is a city park, and to the south is a school.

View to the East



View to the North



View to the South



View to the West



PUBLIC COMMENTS:

Staff has not received any public comments at the time of writing of this staff report.

STAFF RECOMMENDATION:

Staff recommends approval with the condition that the architecture meets all the mixed use and non-residential design standards within the Unified Development Ordinance (UDO Section 6.3.5).

PUD-24-19
November 6, 2024

To meet the mixed use and non-residential design standards:

- Show specialty lighting

STAFF RECOMMENDATION

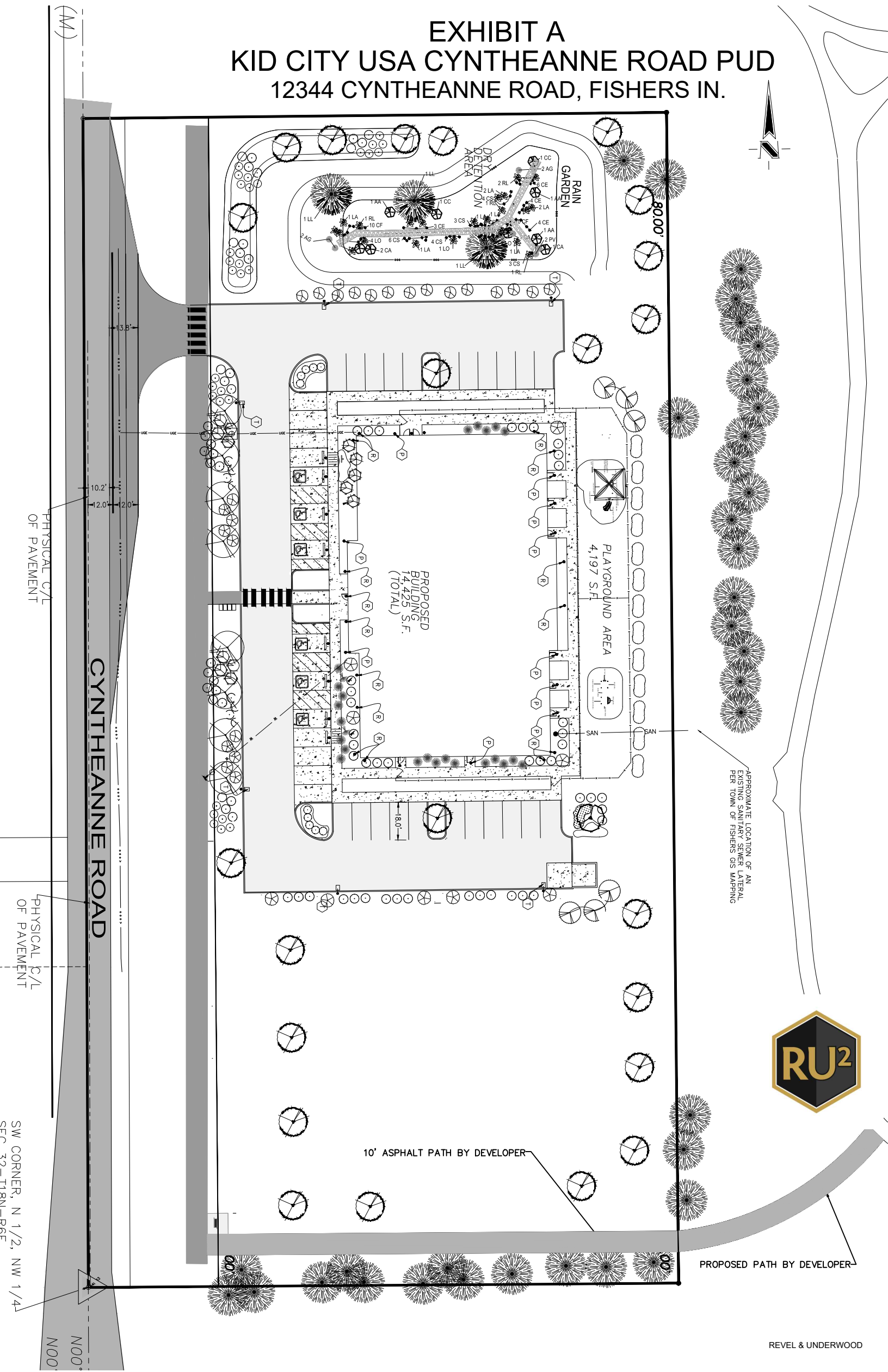
☒ Approve

☐ No Recommendation

☐ Continue

☐ Deny

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



REVEL & UNDERWOOD

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



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

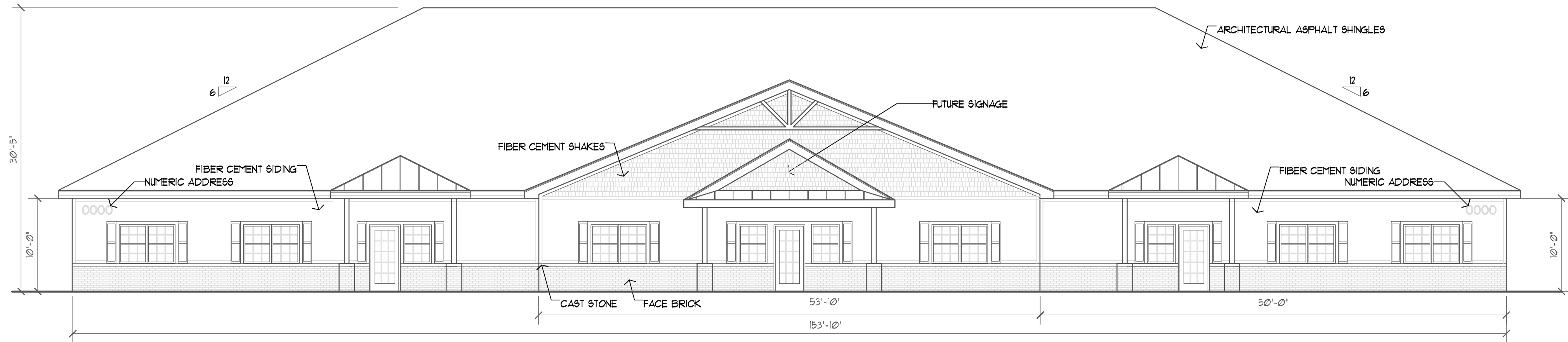


 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



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





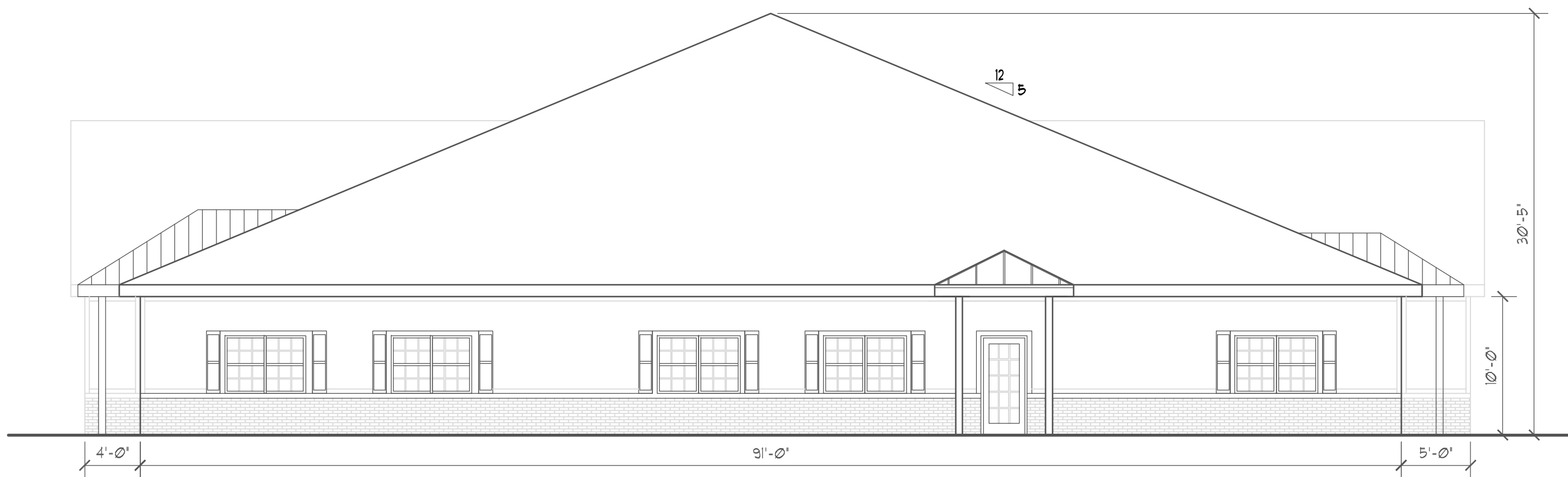
○ WEST ELEVATION
SCALE: 1/8" = 1'-0"



○ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



○ EAST ELEVATION
SCALE: 1/8" = 1'-0"



○ NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION
KID CITY DAYCARE
12344 Cynthiana Road
FISHERS, INDIANA
REVEL + UNDERWOOD

100% CONSTRUCTION DRAWINGS

09/21/24

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

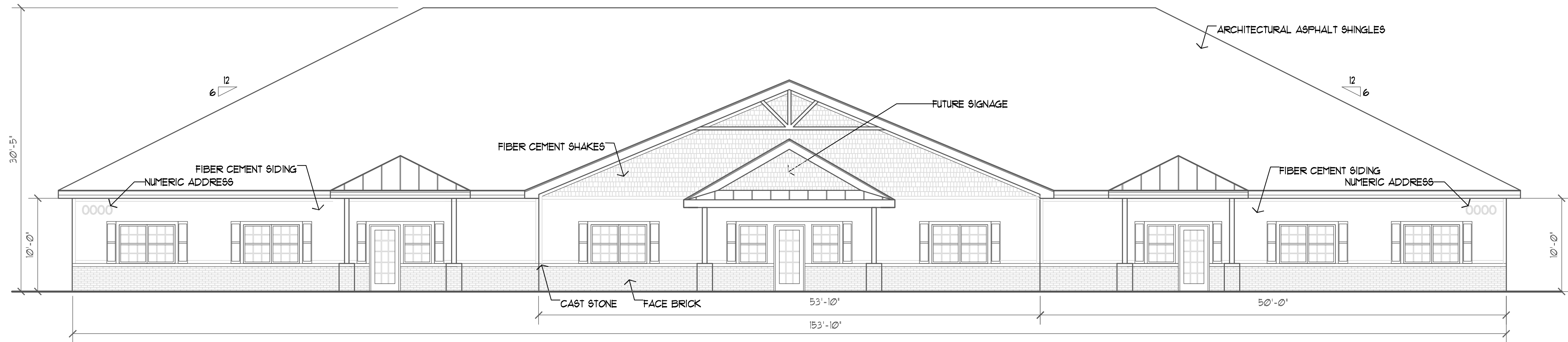
BUILDING ELEVATIONS
A201

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
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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



○ WEST ELEVATION
SCALE: 1/8" = 1'-0"



○ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



○ EAST ELEVATION
SCALE: 1/8" = 1'-0"



○ NORTH ELEVATION
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NEW CONSTRUCTION
KID CITY DAYCARE
FISHERS INDIANA

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