

## **Fishers Planned Unit Development (PUD) Committee Minutes January 8, 2025**

Mr. Stevenson called the Meeting to order at 5:00 PM.

Members present: Shawn Curran, Howard Stevenson, Megan Baumgartner, Pete Peterson, Drew Bender.

Others present: Ross Hilleary, Kay Prange, Grace Wiley, Rodney Retzner, Taylor Navarre, Rick Lawrence, Corby Thompson

### **Balmoral Village**

Parcel: 14-14-10-00-00-014.000, 14-14-10-00-00-014.001, 14-14-10-00-00-014.101, 14-14-10-00-00-014.002, 14-14-10-02-01-001.000, 14-14-10-02-01-002.000, 14-14-10-02-01-003.000, 14-14-10-00-00-013.000, 14-14-10-00-00-016.000

Case: PUD-24-22

Request: Request to approve architecture for the Balmoral Village PUD, which is a residential community consisting of 173-lot single family detached homes and townhomes.

Petitioner: Rick Lawrence ([ricj@nf-law.com](mailto:ricj@nf-law.com))

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

Grace Wiley presented the request for approval of architecture for homes and townhomes. This request will go to Plan Commission tonight for the re-zone, and on to City Council on 1/13. Elevations were reviewed for the 5 home street-scapes, and the Townhomes.

- Chartwell (A, B, C)
- Halstead (A, B, C)
- Milford (A, B, C)
- Pennington (A, B, C)
- 3-story townhomes with a 4-unit, 5-unit, and 6-unit variant;

Staff recommends approval.

Taylor Navarre presented the Lennar product. They will support commitments that the townhome brick will be cohesive with the Heritage, and that the masonry will wrap on all 4 sides. The color scheme will also be uniform. Covered porch stoop will be added to all Townhomes.

In committee Discussion, Megan Baumgardner confirmed that the brick will go a little higher, right to the window line. Lennar agreed. Basements will be an option. Megan will recommend covered stoops on all townhomes, Shawn agrees.

**Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Ms. Baumgartner, with the following conditions:**

- **All Single-Family homes have three materials, which includes masonry and two types of siding material (e.g., horizontal, board-and-batten, shake)**
- **All Single-Family homes have a single siding color (e.g. two different colors of the same tint/tone are acceptable)**
- **All Single-Family homes have a masonry wrap on the side and rear, providing masonry on all four (4) sides**
- **All Townhomes units have a covered stoop**
- **All Townhomes have the same masonry package provided as the Single-Family homes, providing continuity between the two housing types**

**The Motion to approve passed by a vote of 5-0.**

There were no items for Riverplace PUD Committee.

The meeting was adjourned at 5:20 PM.