



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee

DATE: 3/5/2025 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. Target

Address: Southeastern Parkway & 136th Street

Parcel: 19-11-23-00-05-002.000

Case: PUD-25-1

Request: Request to approve the architecture and site plan to construct a 148,000 sqft retail building and associated parking.

Petitioner: Jeffrey Kimbell (jkimbell@eclipsere.com)

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

2. Riverplace PUD Committee - None

3. Staff Communication



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: March 5, 2025

DEPARTMENT CONTACT:

Ross Hilleary (hillearyr@fishers.in.us)

CASE NUMBER:

PUD-25-1

PETITIONER:

Jeffrey Kimball (jkimbell@eclipse.com)

PROPERTY ADDRESS/LOCATION:

0 E 136th Street, 19-11-23-00-05-002.000

REQUEST: Request to approve the architecture and site plan to construct a 148,000 sqft retail building and associated parking.

APPLICABLE REGULATIONS:

Saxony PUD and Unified Development Ordinance (UDO)

EXISTING ZONING:

PUDM (Saxony PUD)

FISHERS 2040:

Regional Center

Lot Size: 15.51 Acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

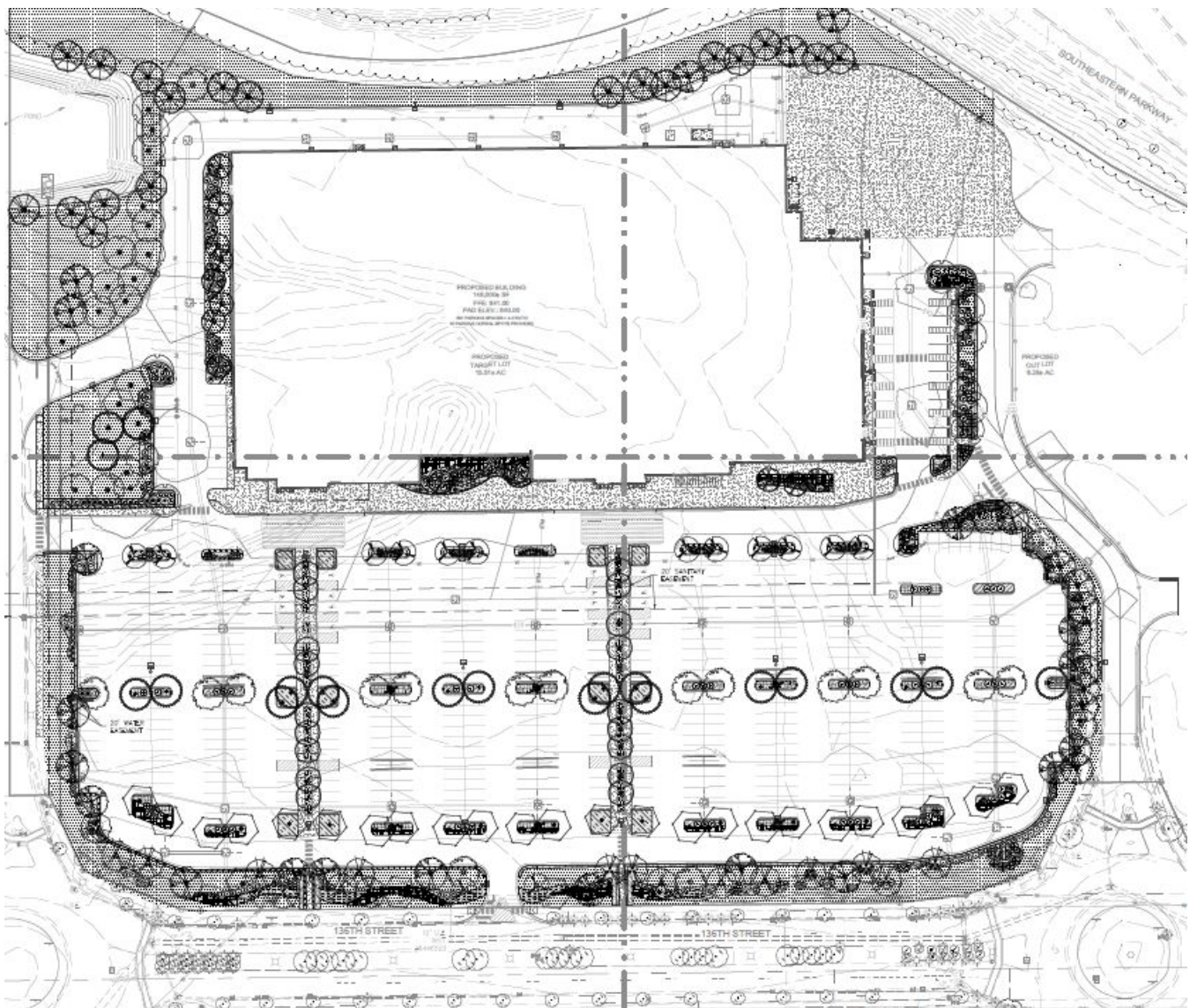
☐ Deny

ZONING HISTORY:

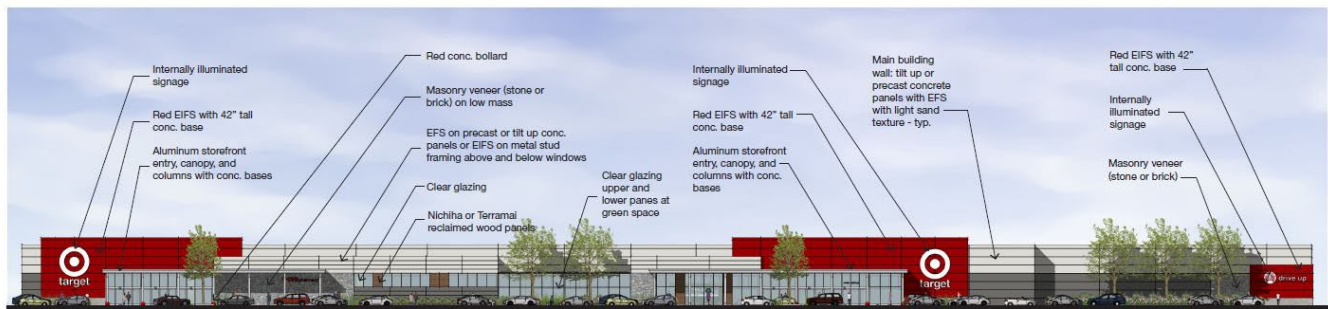
The property is currently zoned PUD-M under the Saxony PUD. The original PUD Ordinance No. 021803A was adopted in June 2003 by the Town Council but has been amended. The most recent Ordinance No. 101617B was adopted by the City Council in November 2017. Where the PUD is silent, the City's Unified Development Ordinance (UDO) applies.

PETITION OVERVIEW:

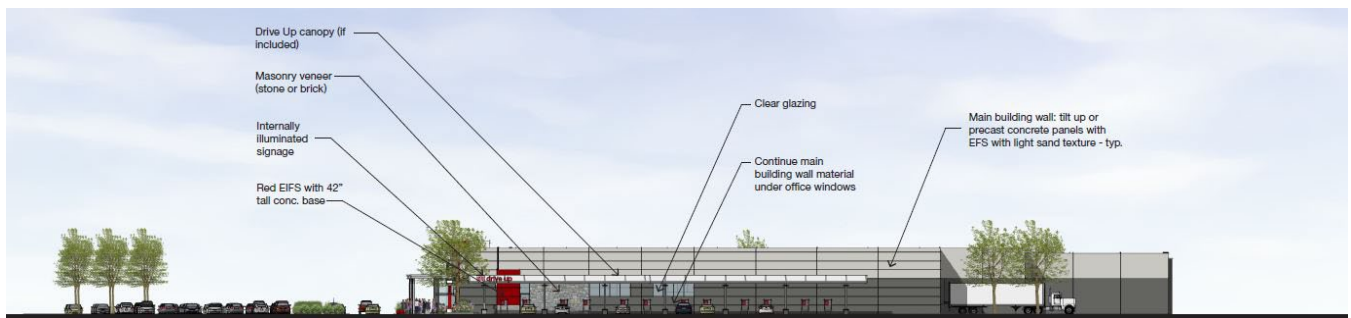
The petitioner is requesting to build a 148,000 sqft retail building and the associated parking with a Target retail store, including a dedicated drive-up area for store pick up.



Site Plan



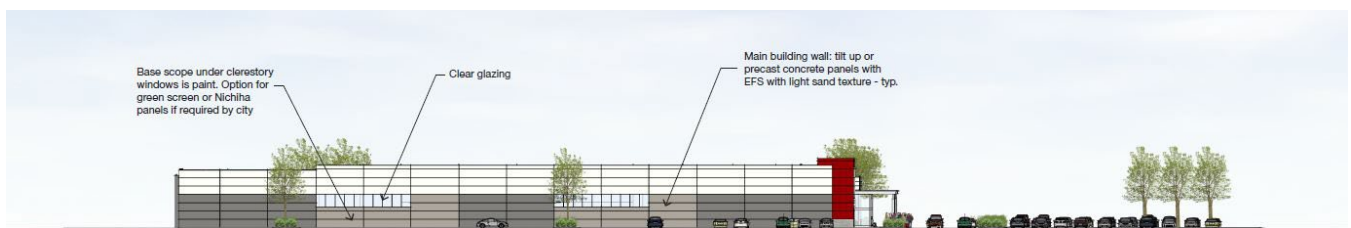
Front Elevation (South)



Side Elevation (East)



Rear Elevation (North)



Side Elevation (West)



Western Entrance



Eastern Entrance



Front Elevation

DETAILS:

Materials used in this building are:

- Tilt up / precast concrete panels with light sand texture
- Clear Glazing
- Masonry base on front façade
- Masonry/Stone veneer on front façade
- Red Metal EIFS
- Aluminum storefront

Colors used are:

- Natural masonry/stone material
- Tilt up / precast concrete panels
 - White
 - Tan
 - Grey
- EIFS
 - Red

2040 PLAN:

The Fishers 2040 Plan calls for this area to be a Regional Center which is defined as: *“Regional centers include targeted areas near arterials or major collectors that are intended to provide daily retail, major retail and grocers and other conveniences to serve the community within a three to five-mile radius. These areas act as a regional commercial node for surrounding residential neighborhoods, office and commercial development, with higher densities and intensities of commercial retail, employment centers, multi-family, public spaces and institutional uses.”*

The following land uses include a regional commercial and retail uses, and supporting retail and office.

STAFF COMMENT:

- Staff request the committee to discuss the use of “Nichiha or Terrami reclaimed wood panels” which a similar product was installed on the Target located at 11750 Commercial Drive and has already been replaced. An alternative material may be best.
- Staff request the committee discuss a “green screen or Nichiha panels” on both the east and west elevation under the clear glazing.

Note: All signage shown in the renderings and elevation, including but limited to internally illuminated signage for store identification, drive-up, coffee shop, or pharmacy are for reference or scale only. All signs for wall and/or ground signs are handled separately through the Permeant Sign Permit and fall to the Unified Development Ordinance (UDO) for size and illumination limitations.

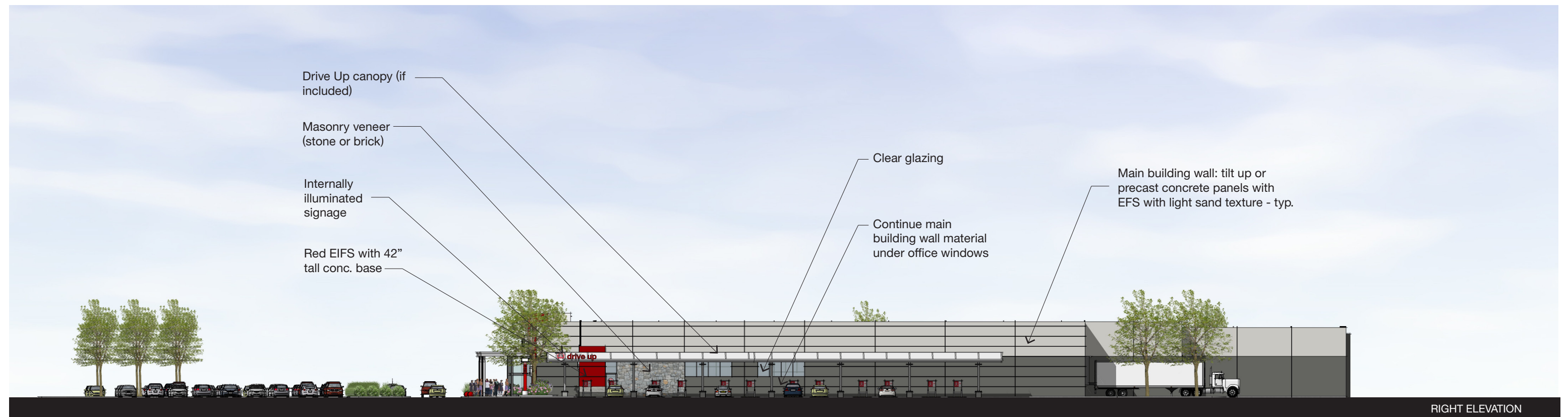
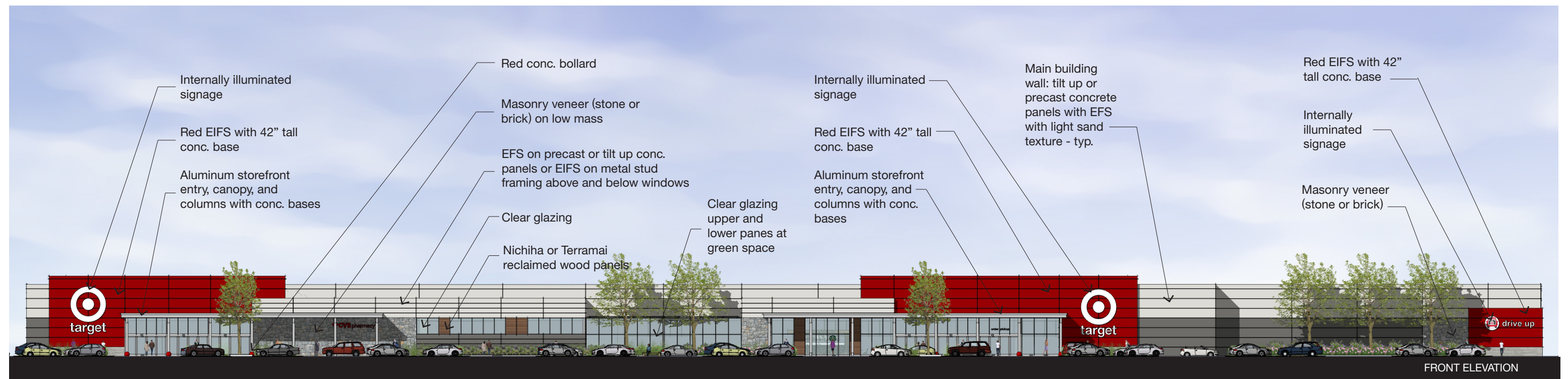
STAFF RECOMMENDATION:

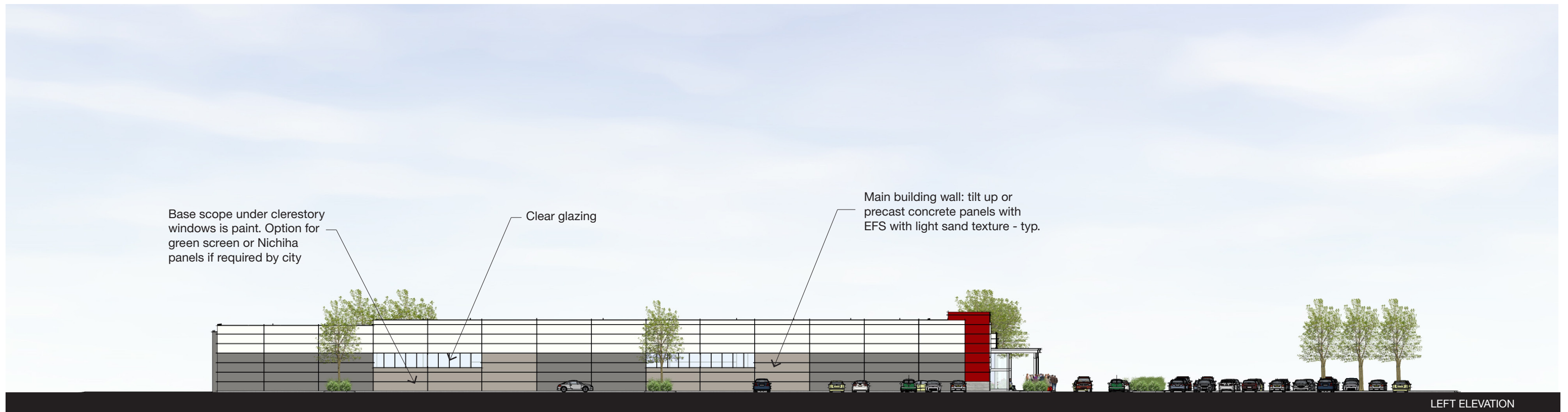
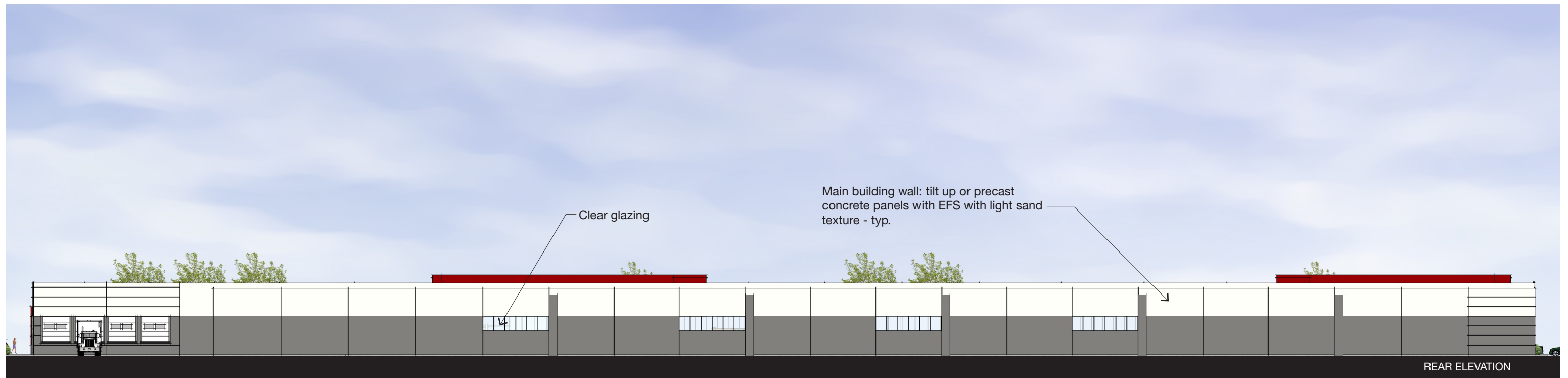
Staff recommends approval of the architecture and site plan to construct a 148,000 sqft retail building and associated parking with the following condition:

- Extend Wall modulation pillars on the Rear Elevation (North) to the full parapet wall height
- Rooftop HVAC is to be screened via a parapet wall minimum of 1-foot taller than then the associated mechanical units.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny









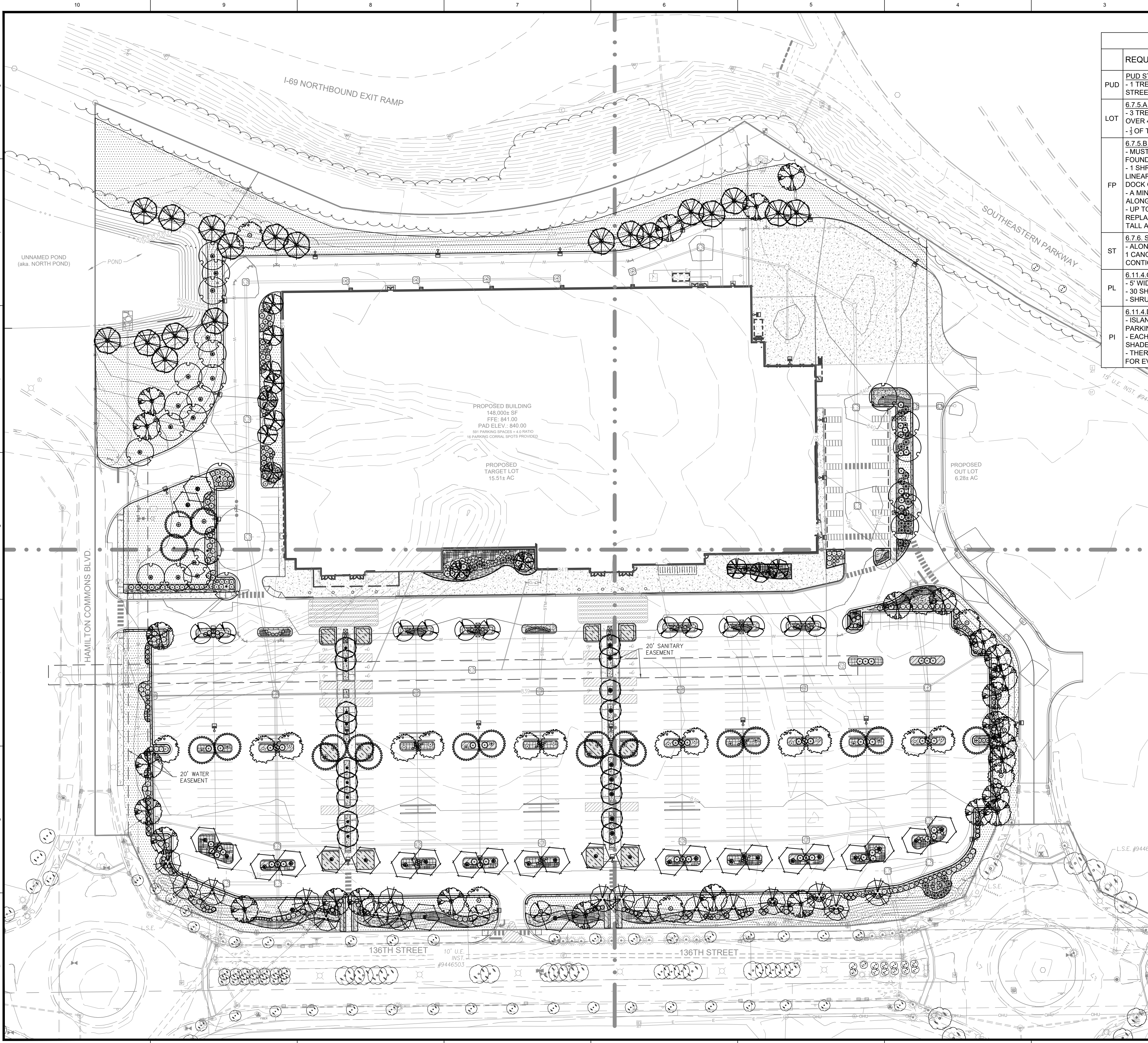
TARGET NORTH STAR
PROPOSED BUILDING EXTERIOR DESIGN - SIDESTOCK OPTION WITH OPTICAL

26 JUNE 2023









LANDSCAPE ORDINANCE REQUIREMENTS			
	REQUIREMENT:	REQUIRED:	PROVIDED:
PUD	PUD STREET TREES: - 1 TREE PER 40-60 FEET O.C. ALONG 136TH STREET.	136TH STREET (988') - 20 TREES	136TH STREET - 20 EXISTING TREES
LOT	6.7.5.A LOT PLANTINGS: - 3 TREES + 1 PER 15,000 SF OF LOT AREA OVER 45,000 SF - 1/3 OF TOTAL TREES MUST BE CANOPY TREES	675,542 SF LOT - 42 TREES (13 MUST BE CANOPY TREES)	- 28 ORNAMENTAL TREES - 14 CANOPY TREES
FP	6.7.5.B. FOUNDATION PLANTINGS: - MUST BE LOCATED WITHIN 20' OF FOUNDATION WALL - 1 SHRUB OR ORNAMENTAL TREE PER 10 LINEAR FEET OF BUILDING CIRCUMFERENCE, DOCK OPENINGS EXCLUDED. - A MINIMUM OF 4 SHRUBS MUST BE PLANTED ALONG FOUNDATIONS FACING A STREET. - UP TO 30% OF THE SHRUBS MAY BE REPLACED WITH ORNAMENTAL GRASSES (3' TALL AT MATURITY)	1,524' - 153 SHRUBS OR ORNAMENTAL TREES (UP TO 45 MAY BE ORNAMENTAL GRASSES)	- 127 SHRUBS - 255 ORNAMENTAL GRASSES
ST	6.7.6. STREET TREES: - ALONG INTERSTATE AND STATE HIGHWAYS = 1 CANOPY TREE PER 60' OF PROPERTY CONTIGUOUS TO THE HIGHWAY	I-69 (704') - 12 CANOPY TREES	I-69 - 12 CANOPY TREES
PL	6.11.4.C. PARKING LOT PERIMETER: - 5' WIDE - 30 SHRUBS PER 100 LINEAR FEET - SHRUBS MUST BE 3' TALL WITHIN 3 YEARS	1,380.27' - 415 SHRUBS (124 MAY BE ORNAMENTAL GRASSES)	- 301 SHRUBS - 663 ORNAMENTAL GRASSES
PI	6.11.4.D. PARKING LOT INTERIOR ISLANDS: - ISLANDS MUST BE PROVIDED EVERY 10 PARKING SPACES. - EACH ISLAND MUST INCLUDE AT LEAST 1 SHADE TREE - THERE MUST BE AT LEAST 2 SHADE TREES FOR EVERY 2,000 SF OF PARKING AREA.	189,725 SF PARKING AREA - 190 SHADE TREES	- 150 SHADE TREES

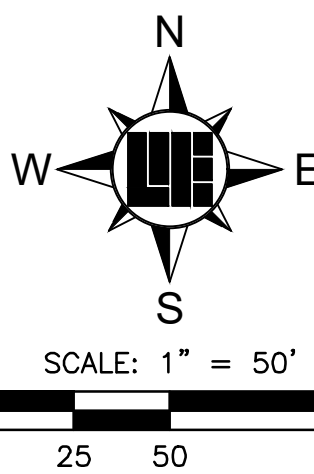
REFER TO THE CITY OF FISHERS STANDARD CONSTRUCTION DETAILS FOR ALL RELATED DETAILS AND SPECIFICATIONS THAT RELATE TO THIS SITE. THE CITY STANDARDS TAKE PRECEDENCE OVER THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DRAWINGS.

LANDSCAPE PLAN NOTES

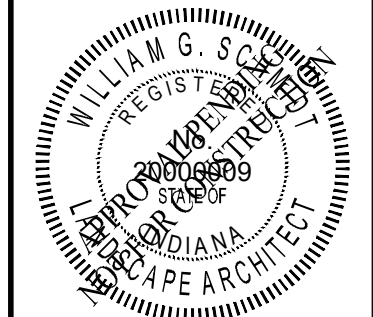
PLANT NAME QUANTITY KEY

	MULCHED LANDSCAPE BEDS
	SPENCE NURSERY MESIC POLLINATOR SEED MIX
	ORNAMENTAL TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	PERENNIALS
	ORNAMENTAL GRASSES
	1" GRAVEL STRIPS FOR PARKING LOT ISLANDS

SEE SHEET L201 FOR PLANT SCHEDULE AND QUANTITIES



REVISIONS AND ISSUES	DATE	BY	FOR
ISSUED FOR PERMIT REVIEW	12/12/2024	BUS	W24.0746
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01/03/2025
WILLIAM G. SCHMIDT, RLA NO. 2009099

PREPARED FOR:
TARGET

SHEET NO.:
L100

PROJECT NO.:
W24.0746

SOUTHEASTERN PARKWAY AND 136TH STREET,
FISHERS, INDIANA 46037

OVERALL LANDSCAPE PLAN

Sec. 23, Township 18 North, Range 5 East, Fall Creek Township, Hamilton County, Indiana

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ENGINEERS

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER