



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee

DATE: 4/2/2025 at 4:00 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 are encouraged to [submit comments to the board via form submittal](#) before 12 pm on the day of the meeting.

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. Plat Minutes 3-5-25 DRAFT

4. Public Hearings

a. **Target**

Address: Southeastern Parkway & 136th Street

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

Case: PP-25-1

Request: Request to approve a Primary Plat to subdivide 21.79 acres into a lot and a block to construct a 148,000 sq. ft. retail building and associated parking.

Petitioner: Brad Schoeff (schoeffb@weihe.net)
Planner: Kevin Martin (martinke@fishers.in.us)

b. MedTech Park

Address: 14000 E 136th Street

Parcel: 13-11-24-00-01-001.000

Case: PP-25-2

Request: Request to approve a Primary Plat to subdivide 5.27 acres into 3 lots.

Petitioner: Bill Butz (bill.butz@kimley-horn.com)

Planner: Grace Wiley (wileyg@fishers.in.us)

c. Legacy Senior Living

Address: Generally located at the southeast corner of the intersection of Cyntheanne Road and E. 136th St.

Parcel: 13-12-29-00-00-003.000

Case: PP-25-3

Request: Request to approve a Primary Plat of 2 lots on 23.66 acres, known as the Legacy Living property.

Petitioner: Bill Butz (bill.butz@kimley-horn.com)

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

5. Old Business

6. New Business

7. Staff Communication

8. Board Signatures – Findings of Fact

9. Adjournment

**CITY OF FISHERS
Plat Committee
MINUTES
March 5, 2025**

The Plat Committee was convened at 4:00 p.m. by Hatem Mekky.

A roll call was taken - members present - Hatem Mekky, Ross Hilleary, Selina Stoller
Others present: Rodney Retzner from Krieg DeVault, Paul Walters, Kevin Martin, Kay Prange, Kathy Valasek, David Witzke, Andy Wert, Brad Schaeff, Carol Taylor, John Kruse, Corby Thompson, Jason ? (HWC Engineering), Drew Kelly, Cooper Thompson, Sue Follmar, Daniel Howe, Joe and Sam Zinken

Elections: Mr. Mekky opened the meeting to Nominations.

Selina Stoller nominated Hatem Mekky as President. Ross Hilleary seconded. The Nomination was approved, 3-0.

Hatem Mekky nominated Ross Hilleary as Vice-President. Selina Stoller seconded. The Nomination was approved, 3-0.

Mr. Mekky asked for a Motion for 12/4/24 Minutes. Mr. Hilleary made a Motion to approve, seconded by Ms. Stoller. The Minutes were approved 3-0.

Maple Del

Parcels: 14-14-01-01-03-002.000

Address: 8145 E 116th St

Case: PP-24-12

Request: Request to approve a primary plat with 64 residential lots on approximately 9.34 acres, for the construction of Maple Del Subdivision.

Petitioner: Andrew Wert (awert@cchalaw.com)

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

Kevin Martin presented the Staff Report. The development has 8 single family houses and 58 townhomes. It meets all requirements and staff recommends approval. Ross Hilleary added some context- Maple Del is going thru the TAC process now. Selina Stoller asked about stop light improvements at Holland Dr. and 116th. Also confirmed that the property on the Northeast of the site is not included in this development.

Mr. Mekky opened the meeting to Public Comment.

Daniel Howe (8221 Katrina)- is representing HOA Townhomes at Fishers Pointe. They support this project.

Mr. Mekky closed the Public Comment portion of the meeting.

Mr. Mekky asked for a Motion. Mr. Hilleary made a Motion to approve, with the condition that all TAC comments are addressed, seconded by Ms. Stoller. The Motion was approved, 3-0.

The Meeting was adjourned at 4:15.



Plat Committee Staff Report

Meeting Date: March 5, 2025

TDEPARTMENT CONTACT:
Kevin Martin (martinke@fishers.in.us)

CASE NUMBER:
PP-25-1

PETITIONER:
Brad Schoeff (schoeffb@weihe.net)

PROPERTY ADDRESS/LOCATION:
19-11-23-00-05-002.000, 0 E 136th Street

REQUEST: Request to approve a Primary Plat to subdivide 21.79 acres into a lot and a block to construct a 148,000 sq. ft. 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: 21.79 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve
 Approve with Conditions
 Continue
 Deny

PETITION OVERVIEW:

Lot Standards:

Lots 1A and 2A meet the minimum requirements of the UDO, where applicable.

Vehicular Access & Street Design:

Access will be provided to Lots 1A and 2A from E. 136th Street and from the private road known as Hamilton Commons Blvd.

Pedestrian Improvements:

Pedestrian Path of Travel will provided in two locations shown on the site plan from the ROW to the front entrance of the store, and along the new private access road and Hamilton Commons Blvd.

Open Space and Landscaping:

Outdoor amenities, bicycling parking and pedestrian scale lighting and landscaping are included in their Improvement Location Permit.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.

SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were addressed.

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 RECOMMENDATION:

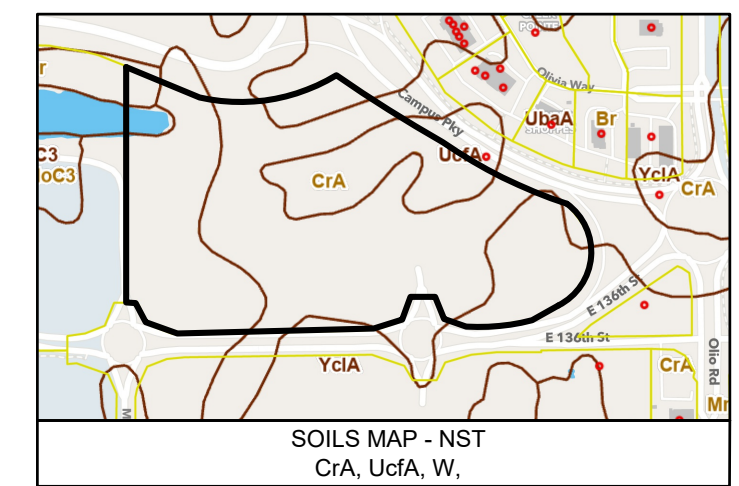
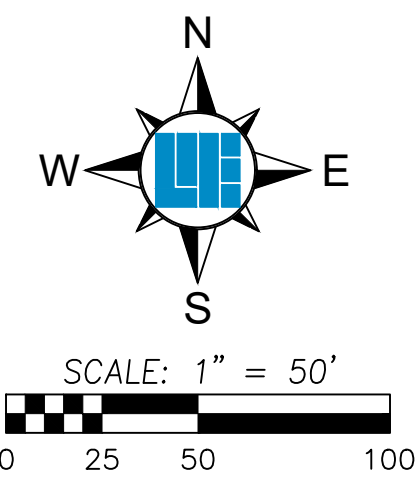
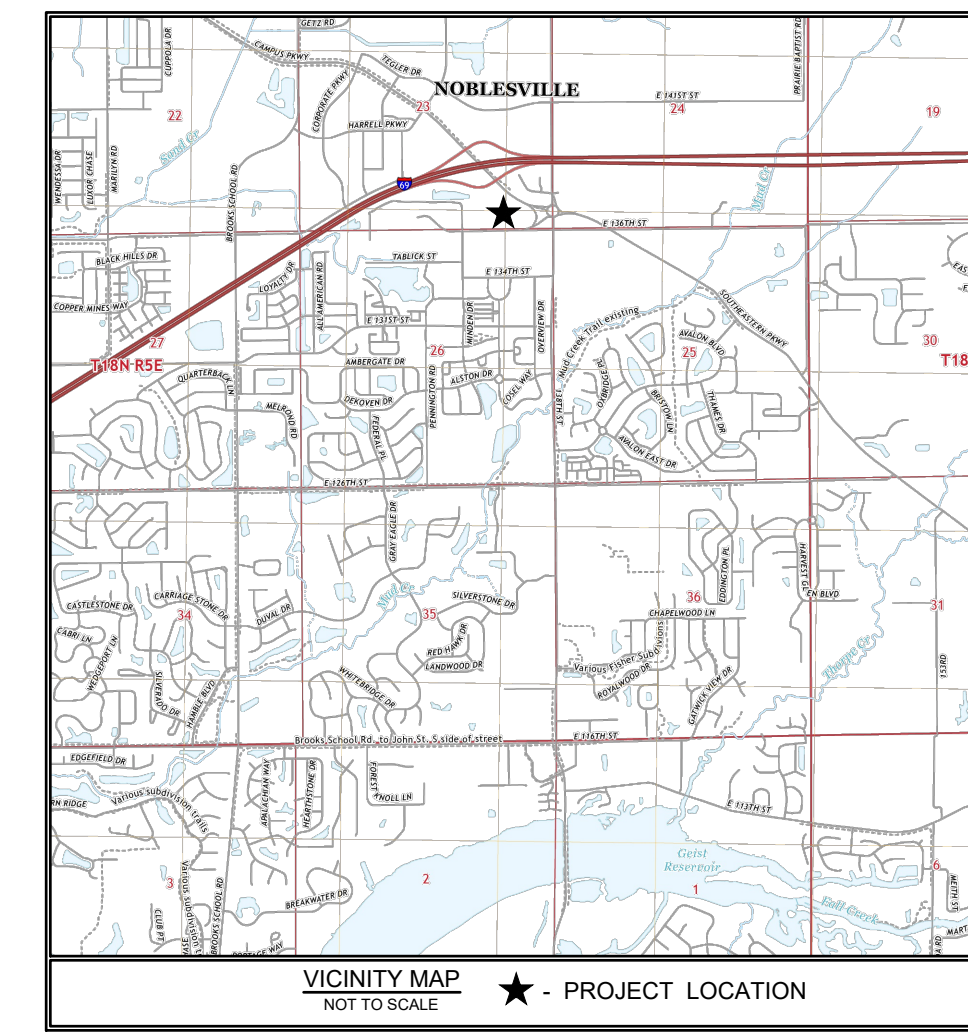
The Primary Plat went before the Technical Advisory Committee on (TAC) on February 27, 2025.

Staff recommends approval of the Primary Plat with the following condition that all TAC comments are addressed included Planning, Fire, Stormwater, Engineering and Sewer.

STAFF RECOMMENDATION

Approve Approve with Conditions Continue Deny

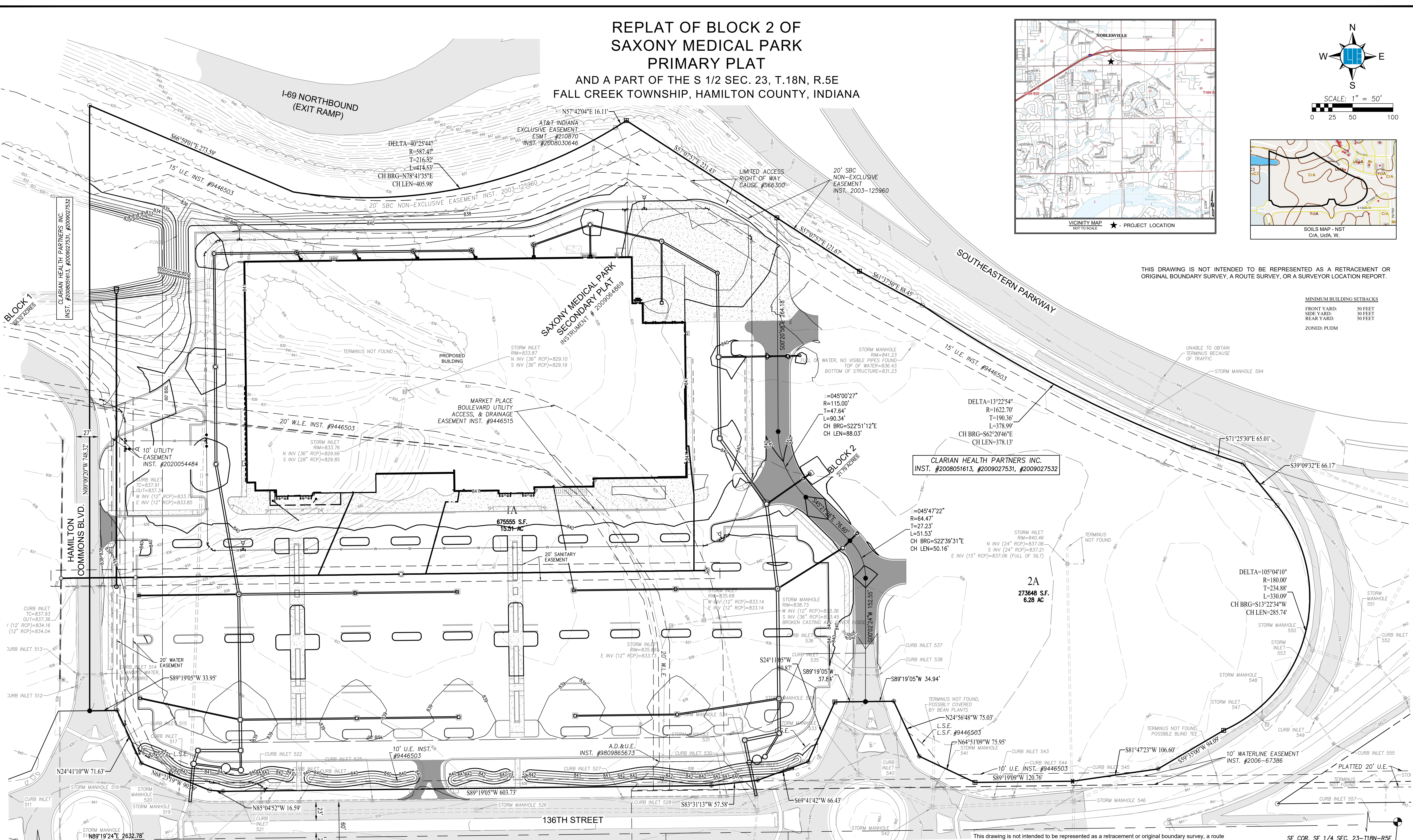
**REPLAT OF BLOCK 2 OF
SAXONY MEDICAL PARK
PRIMARY PLAT**
AND A PART OF THE S 1/2 SEC. 23, T.18N, R.5E
FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

MINIMUM BUILDING SETBACKS

FRONT YARD: 50 FEET
SIDE YARD: 30 FEET
REAR YARD: 30 FEET
ZONED: PUDM



BLOCK 1
CLARIAN HEALTH PARTNERS INC.
INST. #2008051613, #2009027531, #2009027532

**SAXONY MEDICAL PARK
SECONDARY PLAT**
INSTRUMENT # 2009064869

CLARIAN HEALTH PARTNERS INC.
INST. #2008051613, #2009027531, #2009027532

SW COR. SE 1/4
SEC. 23-T18N-R5E
MAG SPIKE FOUND FLUSH

- LEGEND**
- REBAR FOUND
 - 5/8" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" SET
 - ✕ CUT "X" FOUND/SET
 - ⊕ HARRISON MONUMENT FOUND
 - ⊙ PK OR MAG NAIL SET / FOUND
 - ⊕ BRASS PLUG FOUND WITH "L.S. 20100067"
 - ⊕ 4"x4"x30" CONCRETE MONUMENT SET
 - CURB INLET
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ STORM MANHOLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ BEEHIVE INLET
 - ⊕ SQUARE INLET

- ABBREVIATIONS**
- B.S.L. BUILDING SETBACK LINE
 - ROW L.S.E. RIGHT OF WAY
 - U.E. LANDSCAPE EASEMENT
 - D.U.E. UTILITY EASEMENT
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - TC TOP OF CURB
 - INV INVERT
 - GUT GUTTER

- EXISTING LINE TYPES**
- UNDERGROUND WATER
 - SANITARY SEWER
 - STORM SEWER
 - BOUNDARY LINE
 - SECTION LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR

- HATCH PATTERNS**
- EXISTING ASPHALT
 - PROPOSED CONCRETE
 - PROPOSED ACCESS TO SITE

PROJECT NO.: W240746

This instrument prepared for:
ECLIPSE REAL ESTATE
JEFF KIMBELL
6402 CORNELL AVENUE
INDIANAPOLIS IN 46220
PHONE: 317-997-4530
FAX: 317-614-9406

This instrument prepared by:
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/jax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

SE COR. SE 1/4 SEC. 23-T18N-R5E
HARRISON MONUMENT FOUND FLUSH

**REPLAT OF BLOCK 2 OF
SAXONY MEDICAL PARK
PRIMARY PLAT
AND A PART OF THE S 1/2 SEC. 23, T.18N, R.5E
FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA**

STORM SEWER STRUCTURE DATA TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	TOP OF CASTING	INVERTS
500	MANHOLE	839.60	N (15" RCP)=832.73
			S (12" RCP)=834.94
			E (12" RCP)=829.62
			W (15" RCP)=829.67
501	MANHOLE	841.03	E (15" RCP)=829.99
502	CURB INLET	TC=839.72 GUT=839.19	N (12" RCP)=835.24
503	MANHOLE	839.83	W (12" RCP)=829.66
			SE (12" RCP)=OFFSET
			NE (72" RCP)=829.71
504	MANHOLE	839.49	S (72" RCP)=OFFSET
			NW (12" RCP)=834.91
			S (12" RCP)=834.99
			NE (12" RCP)=835.04
505	CURB INLET	TC=840.30 GUT=839.78	SW (12" RCP)=835.38
506	CURB INLET	TC=840.06 GUT=839.55	E (12" RCP)=835.08
			N (12" RCP)=832.91
507	MANHOLE	839.74	W (12" RCP)=835.04
			S (15" RCP)=832.86
508	CURB INLET	TC=840.97 GUT=840.41	N (12" RCP)=833.19
			S (RCP)=833.03
509	CURB INLET	TC=839.63 GUT=839.13	N (12" RCP)=834.80
510	MANHOLE	839.50	UNABLE TO OPEN
511	CURB INLET	TC=839.52 GUT=839.02	S (12" RCP)=834.88
512	CURB INLET	TC=838.37 GUT=837.87	N (12" RCP)=833.95
513	CURB INLET	TC=838.30 GUT=837.79	S (12" RCP)=833.73
			E (12" RCP)=833.67
514	CURB INLET	TC=838.39 GUT=837.86	W (12" RCP)=833.54
			S (12" RCP)=833.55
515	CURB INLET	TC=839.39 GUT=838.89	N (12" RCP)=833.27
			SE (15" RCP)=833.16
516	MANHOLE	839.43	NW (15" RCP)=832.84
			SE (15" RCP)=832.82
517	CURB INLET	TC=839.54 GUT=839.03	NW (15" RCP)=832.66
			E (12" RCP)=832.68
518	MANHOLE	841.47	W (12" RCP)=833.32
			S (12" RCP)=833.37
519	MANHOLE	839.37	N (36" RCP)=829.73
			SW (72" RCP)=829.73
			SE (15" RCP)=833.17
			E (54" RCP)=829.67
520	MANHOLE	838.93	N (30" RCP)=829.74
			S (36" RCP)=829.64
			E (15" RCP)=832.93
			W (12" RCP)=832.35
521	CURB INLET	TC=838.67 GUT=838.15	W (15" RCP)=833.48
522	CURB INLET	TC=838.64 GUT=838.12	E (15" RCP)=833.92
			W (15" RCP)=833.61
523	CURB INLET	TC=838.56 GUT=838.10	E (12" RCP)=833.73
			W (12" RCP)=833.64
524	CURB INLET	TC=838.70 GUT=838.16	E (12" RCP)=833.86
			W (12" RCP)=834.16
525	CURB INLET	TC=838.98 GUT=838.46	E (12" RCP)=834.13
			W (12" RCP)=834.47
526	MANHOLE	839.27	E (12" RCP)=834.50
			W (54" RCP)=830.47
527	CURB INLET	TC=839.35 GUT=838.83	E (54" RCP)=830.57
			E (12" RCP)=834.83
528	CURB INLET	TC=839.12 GUT=838.61	E (12" RCP)=834.83
			W (12" RCP)=834.68

529	CURB INLET	TC=839.01 GUT=838.50	W (12" RCP)=834.31
530	CURB INLET	TC=839.00 GUT=838.49	E (12" RCP)=834.18
			W (12" RCP)=834.18
531	MANHOLE	839.29	E (12" RCP)=834.11
			N (36" RCP)=831.13
			S (18" RCP)=832.48
			W (54" RCP)=831.13
532	CURB INLET	TC=839.62 GUT=834.59	E (42" RCP)=831.18
			W (12" RCP)=834.59
533	MANHOLE	840.15	N (12" RCP)=833.63
			W (42" RCP)=831.78
			E (42" RCP)=832.83
534	MANHOLE	838.90	N (36" RCP)=831.25
			S (36" RCP)=831.25
			W (12" RCP)=833.28
			E (12" RCP)=833.24
535	CURB INLET	TC=838.71 GUT=838.20	N (12" RCP)=834.10
			S (12" RCP)=834.03
536	CURB INLET	TC=838.72 GUT=838.21	E (12" RCP)=834.03
			S (12" RCP)=834.23
537	CURB INLET	TC=838.89 GUT=838.40	S (12" RCP)=834.36
538	CURB INLET	TC=838.95 GUT=838.42	N (12" RCP)=834.44
			W (12" RCP)=834.34
539	CURB INLET	839.49	N (12" RCP)=833.89
			S (12" RCP)=833.79
			E (12" RCP)=834.47
540	CURB INLET	TC=840.04 GUT=839.52	W (12" RCP)=834.29
			W (12" RCP)=834.69
541	MANHOLE	840.24	N (30" RCP)=832.17
			S (26" RCP)=832.17
542	MANHOLE	840.50	W (12" RCP)=834.39
			N (36" RCP)=832.20
543	MANHOLE	TC=839.54 GUT=839.08	W (42" RCP)=832.05
			E (36" RCP)=832.05
544	CURB INLET	TC=839.54 GUT=839.08	W (12" RCP)=835.13
			E (12" RCP)=835.07
545	CURB INLET	TC=839.69 GUT=839.20	E (12" RCP)=835.07
			W (12" RCP)=835.20
546	MANHOLES	840.00	N (24" RCP)=835.91
			S (24" RCP)=835.57
547	STORM INLET	TC=840.29 GUT=839.74	S (12" RCP)=835.70
			N (24" RCP)=835.55
548	MANHOLE	841.08	S (12" RCP)=833.55
			E (30" RCP)=836.10
549	CURB INLET	TC=839.78 GUT=838.25	W (36" RCP)=833.25
			NW (12" RCP)=837.13
550	MANHOLE	841.80	NE (12" RCP)=837.73
			SE (30" RCP)=836.51
551	MANHOLE	842.20	SE (12" RCP)=837.01
			SW (30" RCP)=836.54
552	CURB INLET	TC=841.78 GUT=841.29	SW (12" RCP)=837.84
			E (30" RCP)=836.80
553	STORM INLET	840.41	SW (30" RCP)=836.80
			N (30" RCP)=836.85
554	CURB INLET	TC=841.83 GUT=841.31	S (15" RCP)=837.52
			E (12" RCP)=837.75
555	CURB INLET	TC=841.83 GUT=841.32	W (30" RCP)=836.78
			W (12" RCP)=837.78
556	MANHOLE	842.44	S (12" RCP)=838.07
			W (12" RCP)=837.52
557	CURB INLET	TC=842.35 GUT=841.80	S (12" RCP)=838.07
			N (12" RCP)=837.61
558	CURB INLET	TC=841.83 GUT=841.31	N (12" RCP)=837.52
			NW (12" RCP)=838.19
559	CURB INLET	TC=841.83 GUT=841.32	NW (12" RCP)=838.04
			NW (20" RCP)=838.04
560	CURB INLET	TC=842.35 GUT=841.80	S (12" RCP)=838.54
			N (12" RCP)=839.13

558	CURB INLET	TC=841.15 GUT=840.64	E (12" RCP)=836.68
559	CURB INLET	TC=840.77 GUT=840.27	S (12" RCP)=836.79
			N (12" RCP)=837.17
560	CURB INLET	TC=840.27 GUT=839.78	N (12" RCP)=834.57
			W (12" RCP)=834.69
561	CURB INLET	TC=839.83 GUT=89.37	E (12" RCP)=834.86
			W (12" RCP)=835.11
562	CURB INLET	TC=839.79 GUT=839.31	E (12" RCP)=835.07
563	CURB INLET	TC=840.43 GUT=839.94	W (12" RCP)=835.28
564	CURB INLET	TC=840.34 GUT=839.80	W (12" RCP)=835.38
565	CURB INLET	TC=839.79 GUT=839.25	W (12" RCP)=835.06
			S (12" RCP)=835.18
566	CURB INLET	TC=839.69 GUT=839.22	N (12" RCP)=835.17
567	CURB INLET	TC=839.78 GUT=839.24	N (12" RCP)=835.09
568	CURB INLET	TC=839.87 GUT=839.34	N (12" RCP)=835.06
			S (12" RCP)=835.22
569	MANHOLE	840.16	E (12" RCP)=835.06
			N (12" RCP)=834.61
570	CURB INLET	TC=840.31 GUT=839.78	S (12" RCP)=834.68
			E (12" RCP)=835.19
571	MANHOLE	840.71	W (12" RCP)=835.63
			E (12" RCP)=835.60
572	MANHOLE	838.82	W (15" RCP)=834.21
			S (12" RCP)=834.89
573	CURB INLET	TC=839.01 GUT=838.43	S (12" RCP)=84.41
			W (18" RCP)=833.82
574	CURB INLET	TC=838.97 GUT=838.42	N (15" RCP)=834.12
			E (15" RCP)=833.97
575	CURB INLET	TC=839.01 GUT=838.43	W (12" RCP)=834.33
			E (12" RCP)=834.27
576	CURB INLET	TC=838.97 GUT=838.42	W (12" RCP)=834.71
			E (12" RCP)=834.39
577	CURB INLET	TC=839.00 GUT=838.50	W (12" RCP)=834.76
			E (12" RCP)=834.69
578	CURB INLET	TC=839.35 GUT=838.82	E (12" RCP)=834.94
			W (12" RCP)=834.74
579	CURB INLET	TC=839.00 GUT=838.50	W (12" RCP)=834.55
			E (12" RCP)=834.51
580	CURB INLET	TC=839.00 GUT=838.50	W (12" RCP)=834.46
			E (12" RCP)=834.50
581	CURB INLET	TC=838.78 GUT=838.25	W (12" RCP)=833.75
			E (12" RCP)=834.01
582	CURB INLET	TC=838.62 GUT=838.09	W (12" RCP)=833.73
			E (12" RCP)=833.73
583	MANHOLE	838.95	W (15" RCP)=833.59
			E (12" RCP)=833.64
584	CURB INLET	TC=838.71 GUT=838.15	N (15" RCP)=833.45
			W (12" RCP)=834.54
585	MANHOLE	844.05	E (15" RCP)=833.47
			E (12" RCP)=835.02
586	MANHOLE	843.65	N (15" RCP)=839.20
			N (12" PVC)=839.78
587	MANHOLE	843.78	S (15" RCP)=839.45
			N (12" PVC)=839.53
588	CURB INLET	TC=843.56 GUT=843.10	S (12" PVC)=839.53
			E (12" PVC)=839.53
589	CURB INLET	TC=844.01 GUT=843.54	BOTTOM=833.88
			W (12" PVC)=839.60

OVERALL TRACT LAND DESCRIPTIONS:

BLOCK 2 IN SAXONY MEDICAL PARK, A SUBDIVISION IN THE TOWN OF FISHERS, FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED NOVEMBER 10, 2009 AS INSTRUMENT NUMBER 2009064869, PLAT CABINET 4, SLIDE 569, AS CORRECTED BY SURVEYOR'S CORRECTION RECORDED SEPTEMBER 10, 2010 AS INSTRUMENT NUMBER 2010044023, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

LOT 1A LEGAL DESCRIPTION:

PART OF BLOCK 2 AS SHOWN ON THE PLAT OF SAXONY MEDICAL PARK AS RECORDED AS INSTRUMENT NUMBER 2009064869 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA BEING THAT 15.51 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON JANUARY 20, 2025 BY JACOB T. HOFFMAN, -INDIANA PROFESSIONAL SURVEYOR NUMBER LS21100009 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240562 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 2, MARKED BY AN IRON PIN WITH CAP STAMPED "HIGBIE", PROCEED THENCE ALONG THE NORTH LINES OF SAID BLOCK FOR THE FOLLOWING FOUR (4) CALLS: 1) THENCE SOUTH 66 DEGREES 59 MINUTES 01 SECONDS EAST, 273.59 FEET TO A REBAR WITH CAP STAMPED "WEIHE ENG FIRM 0012" (HEREAFTER REFERRED TO AS WEIHE REBAR); 2) THENCE ALONG A CURVE TO THE LEFT 216.32 FEET HAVING A RADIUS OF 587.47 FEET AND SUBTENDED BY A LONG CHORD BEARING NORTH 78 DEGREES 41 MINUTES 35 SECONDS EAST 405.98 FEET TO AN IRON PIN WITH CAP STAMPED "CRIPE"; 3) THENCE NORTH 57 DEGREES 42 MINUTES 04 SECONDS EAST, 16.11 FEET TO A WEIHE REBAR; 4) THENCE SOUTH 57 DEGREES 07 MINUTES 57 SECONDS EAST, 221.43 FEET TO A WEIHE REBAR; THENCE SOUTH 00 DEGREES 20 MINUTES 58 SECONDS EAST, 264.18 FEET TO A WEIHE REBAR; THENCE ALONG A CURVE TO THE LEFT 47.64 FEET HAVING A RADIUS OF 115.00 FEET AND SUBTENDED BY A LONG CHORD BEARING SOUTH 22 DEGREES 51 MINUTES 12 SECONDS EAST 88.03 FEET TO A WEIHE REBAR; THENCE SOUTH 45 DEGREES 21 MINUTES 26 SECONDS EAST, 76.60 FEET TO A WEIHE REBAR; THENCE ALONG A CURVE TO THE RIGHT 27.23 FEET HAVING A RADIUS OF 64.47 FEET AND SUBTENDED BY A LONG CHORD BEARING SOUTH 22 DEGREES 39 MINUTES 31 SECONDS EAST 50.16 FEET TO A WEIHE REBAR; THENCE SOUTH 00 DEGREES 02 MINUTES 24 SECONDS WEST, 152.55 FEET TO THE SOUTH LINE OF SAID BLOCK, MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENG FIRM 0012"; THENCE ALONG THE SOUTH AND WEST LINES OF SAID BLOCK FOR THE FOLLOWING TEN (10) CALLS: 1) THENCE SOUTH 89 DEGREES 19 MINUTES 05 SECONDS WEST, 37.84 FEET TO A WEIHE REBAR; 2) THENCE SOUTH 24 DEGREES 11 MINUTES 05 SECONDS WEST, 80.87 FEET TO A BRASS PLUG STAMPED "LS 20100067"; 3) THENCE SOUTH 69 DEGREES 41 MINUTES 42 SECONDS WEST, 66.43 FEET TO A BRASS PLUG STAMPED "LS 20100067"; 4) THENCE SOUTH 83 DEGREES 31 MINUTES 13 SECONDS WEST, 57.58 FEET TO A BRASS PLUG STAMPED "LS 20100067"; 5) THENCE SOUTH 89 DEGREES 19 MINUTES 05 SECONDS WEST, 603.73 FEET TO A BRASS PLUG STAMPED "LS 20100067"; 6) THENCE NORTH 85 DEGREES 04 MINUTES 52 SECONDS WEST, 16.59 FEET TO AN IRON PIN WITH CAP STAMPED "HIGBIE"; 7) THENCE NORTH 68 DEGREES 23 MINUTES 19 SECONDS WEST, 90.79 FEET TO A BRASS PLUG STAMPED "LS 20100067"; 8) THENCE NORTH 24 DEGREES 41 MINUTES 10 SECONDS WEST, 71.63 FEET TO A BRASS PLUG STAMPED "LS 20100067"; 9) THENCE SOUTH 89 DEGREES 19 MINUTES 05 SECONDS WEST, 33.95 FEET TO A MAG NAIL WITH WASHER STAMPED "WEIHE ENG FIRM 0012"; 10) THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST, 748.32 FEET TO THE POINT OF BEGINNING, CONTAINING 15.51 ACRES OF LAND, MORE OR LESS.

LOT 2A LEGAL DESCRIPTION:

PART OF BLOCK 2 AS SHOWN ON THE PLAT OF SAXONY MEDICAL PARK AS RECORDED AS INSTRUMENT NUMBER 2009064869 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA BEING THAT 6.28 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON JANUARY 20, 2025 BY JACOB T. HOFFMAN, -INDIANA PROFESSIONAL SURVEYOR NUMBER LS21100009 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240562 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 2, MARKED BY AN IRON PIN WITH CAP STAMPED "HIGBIE", PROCEED THENCE ALONG THE NORTH, EAST, AND SOUTH LINES OF SAID BLOCK FOR THE FOLLOWING SIXTEEN (16) CALLS: 1) THENCE SOUTH 66 DEGREES 59 MINUTES 01 SECONDS EAST, 273.59 FEET MARKED BY A REBAR WITH CAP STAMPED "WEIHE ENG FIRM 0012" (HEREAFTER REFERRED TO AS WEIHE REBAR); 2) THENCE ALONG A CURVE TO THE LEFT 216.32 FEET HAVING A RADIUS OF 587.47 FEET AND SUBTENDED BY A LONG CHORD BEARING NORTH 78 DEGREES 41 MINUTES 35 SECONDS EAST 405.98 FEET TO AN IRON PIN WITH CAP STAMPED "CRIPE"; 3) THENCE NORTH 57 DEGREES 42 MINUTES 04 SECONDS EAST, 16.11 FEET TO A WEIHE REBAR; 4) THENCE SOUTH 57 DEGREES 07 MINUTES 57 SECONDS EAST, 221.43 FEET TO A WEIHE REBAR; THENCE SOUTH 00 DEGREES 20 MINUTES 58 SECONDS EAST, 264.18 FEET TO A WEIHE REBAR; 5) THENCE SOUTH 57 DEGREES 07 MINUTES 57 SECONDS EAST, 221.43 FEET TO A WEIHE REBAR; THENCE SOUTH 00 DEGREES 20 MINUTES 58 SECONDS EAST, 264.18 FEET TO A WEIHE REBAR; 6) THENCE ALONG A CURVE TO THE LEFT 47.64 FEET HAVING A RADIUS OF 115.00 FEET AND SUBTENDED BY A LONG CHORD BEARING SOUTH 22 DEGREES 51 MINUTES 12 SECONDS EAST 88.03 FEET TO A WEIHE REBAR; 7) THENCE ALONG A CURVE TO THE LEFT 190.36 FEET HAVING A RADIUS OF 1622.70 FEET AND SUBTENDED BY A LONG CHORD BEARING SOUTH 62 DEGREES 20 MINUTES 46 SECONDS EAST 378.13 FEET TO AN IRON PIN WITH CAP STAMPED "HIGBIE"; 8) THENCE SOUTH 71 DEGREES 25 MINUTES 30 SECONDS EAST, 65.01 FEET TO AN IRON PIN WITH CAP STAMPED "HIGBIE"; 9) THENCE SOUTH 39 DEGREES 09 MINUTES 32 SECONDS EAST, 66.17 FEET; 10) THENCE ALONG A CURVE TO THE RIGHT 234.88 FEET HAVING A RADIUS OF 180.00 FEET AND SUBTENDED BY A LONG CHORD BEARING SOUTH 13 DEGREES 22 MINUTES 34 SECONDS WEST 285.74 FEET TO A WEIHE REBAR; 11) THENCE SOUTH 59 DEGREES 35 MINUTES 00 SECONDS WEST, 94.09 FEET TO A BRASS PLUG STAMPED "LS 20100067"; 12) THENCE SOUTH 81 DEGREES 47 MINUTES 2



Plat Committee Staff Report

Meeting Date: April 2, 2025

DEPARTMENT CONTACT:
Grace Wiley (wileyg@fishers.in.us)

CASE NUMBER:
PP-25-2

PETITIONER:
Bill Butz, (bill.butz@kimley-horn.com)

PROPERTY ADDRESS/LOCATION:
14000 E 136th Street

REQUEST: Request to approve a Primary Plat to subdivide 5.27 acres into 3 lots. Subject site is generally located at the northwest corner of the intersection of E. 136th Street and Jack Walker Lane.

APPLICABLE REGULATIONS:
MedTech PUD (Ord. 052118J) & Unified Development Ordinance

EXISTING ZONING:
MedTech PUD & I-69 Overlay District

FISHERS 2040:
Flex Employment Center/R + D

LOT SIZE: Approx. 4.08 acres



STAFF RECOMMENDATION

- Approve
 Approve with Conditions
 Continue
 Deny

ZONING HISTORY:

The property was rezoned to PUD-C in 2016 under the MedTech PUD Ordinance #071816. The PUD was amended in 2018 with Ordinance #052118J to amend development standards.

Existing Conditions



SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Lot Standards:

Lots 1 A, 1B, and 1C meet the minimum requirements of the UDO, where applicable, and the minimum requirements of the MedTech PUD.

Vehicular Access & Street Design:

Access will be provided to Lots 1A, 1B, and 1 C via Jack Walker Lane and an internal shared drive.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements.

Open Space and Landscaping:

Future development will be required to meet minimum open space and landscaping requirements.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on February 27, 2025.

Staff recommends approval with the condition that all TAC comments are addressed.

STAFF RECOMMENDATION

Approve Approve with Conditions Continue Deny



Plat Committee Staff Report

Meeting Date: April 2, 2025

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

PP-25-3

PETITIONER:

Bill Butz, (bill.butz@kimley-horn.com)

PROPERTY ADDRESS/LOCATION:

Near the northeast intersection of Olio Road and E. 104th Street

REQUEST: Request to approve a Primary Plat of 2 lots on 23.66 acres, known as the Legacy Living property. Subject site is generally located at the southeast corner of the intersection of E. 136th Street and Cyntheanne Road.

APPLICABLE REGULATIONS:

Britton Falls PUD & Unified Development Ordinance (Ord. #071618F)

EXISTING ZONING:

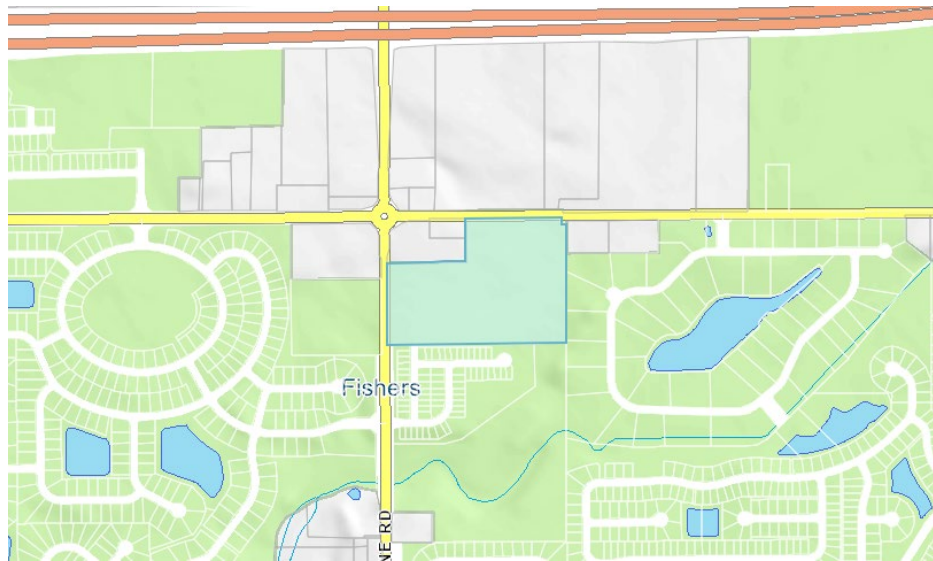
Britton Falls PUD

FISHERS 2040:

Neighborhood Service Center

LOT SIZE: Approx. 4.08 acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve
 Approve with Conditions
 Continue
 Deny

ZONING HISTORY:

The property was rezoned to PUD-C in 2005 under the Britton Falls PUD Ordinance #022105A. Since then there have been two amendments related to the subject parcel. The applicable ordinance for this property is the Second Amended Britton Falls PUD Ordinance #041513.

Existing Conditions



SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Lot Standards:

Lots 1 and 2 meet the minimum requirements of the UDO, where applicable.

Vehicular Access & Street Design:

Access will be provided to Lots 1 and 2 from E. 136th Street, Cyntheanne Road and Vickery Ridge Drive.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements.

Open Space and Landscaping:

Future development will be required to meet minimum open space and landscaping requirements.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on February 27, 2025.

Staff recommends approval with the condition that all TAC comments are addressed.

STAFF RECOMMENDATION

Approve Approve with Conditions Continue Deny

LEGACY PRIMARY PLAT (PP-25-3) FEBRUARY 1, 2025

LAND DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 6 EAST, FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG THE APPROXIMATE CENTERLINE OF 136TH STREET AND THE SECTION LINE, NORTH 89 DEGREES 36 MINUTES 52 SECONDS EAST 595.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE CENTER LINE OF SAID 136TH STREET AND THE SECTION LINE, NORTH 89 DEGREES 36 MINUTES 52 SECONDS EAST 727.25 FEET; THENCE ALONG THE QUARTER-QUARTER SECTION LINE, SOUTH 00 DEGREES 10 MINUTES 26 SECONDS EAST 927.22 FEET; THENCE ALONG THE NORTH DESCRIBED LINE OF A 0.213 ACRE EXCEPTION RECORDED AS INSTRUMENT NUMBER 200500074566, HAMILTON COUNTY RECORDER'S OFFICE, SOUTH 89 DEGREES 25 MINUTES 42 SECONDS WEST 1321.48 FEET; THENCE ALONG THE APPROXIMATE CENTER LINE OF CYNTHIANNE AVENUE AND THE SECTION LINE, NORTH 00 DEGREES 13 MINUTES 55 SECONDS WEST 602.51 FEET; THENCE ALONG THE SOUTH DESCRIBED LINE OF THE PETER R. WATSON PROPERTY RECORDED AS INSTRUMENT NUMBER 200300124236, NORTH 89 DEGREES 36 MINUTES 52 SECONDS EAST 596.01 FEET; THENCE ALONG AN EAST DESCRIBED LINE OF SAID WATSON PROPERTY AND THE EAST DESCRIBED LINE OF THE STEPHEN R. WALTON PROPERTY RECORDED AS INSTRUMENT NUMBER 1998-3861, NORTH 00 DEGREES 22 MINUTES 54 SECONDS WEST 329.00 FEET TO THE POINT OF BEGINNING, CONTAINING 23.705 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

THAT PORTION OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO THE CITY OF FISHERS BY WARRANTY DEED RECORDED FEBRUARY 16, 2018, AS INSTRUMENT 2018006329, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 6 EAST, HAMILTON COUNTY, INDIANA. AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE RIGHT OF WAY PLAT, ATTACHED THERETO AND MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID SECTION, NORTH 89 DEGREES 37 MINUTES 03 SECONDS EAST 1,285.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION BEING DESIGNATED AS POINT "206" ON SAID PLAT; THENCE NORTH 89 DEGREES 37 MINUTES 03 SECONDS EAST 37.15 FEET (37.40 FEET DEDUCED FROM INSTRUMENT NUMBER 2013004264) ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 10 MINUTES 57 SECONDS EAST 60.00 FEET ALONG THE EAST LINE OF THE GRANTOR'S LAND TO POINT "335" DESIGNATED ON SAID PLAT; THENCE SOUTH 89 DEGREES 37 MINUTES 03 SECONDS WEST 36.94 FEET TO POINT "336" DESIGNATED ON SAID PLAT; THENCE NORTH 00 DEGREES 22 MINUTES 57 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.051 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.009 ACRES, MORE OR LESS.

PUD DEVELOPMENT STANDARDS

ZONE: BRITTON FALLS PUD ORD. NO. 041513 (AS AMENDED).
 SUBJECT TO CHANGE.

UNDERLYING ZONING C-2.
 DISTRICT "5-B"

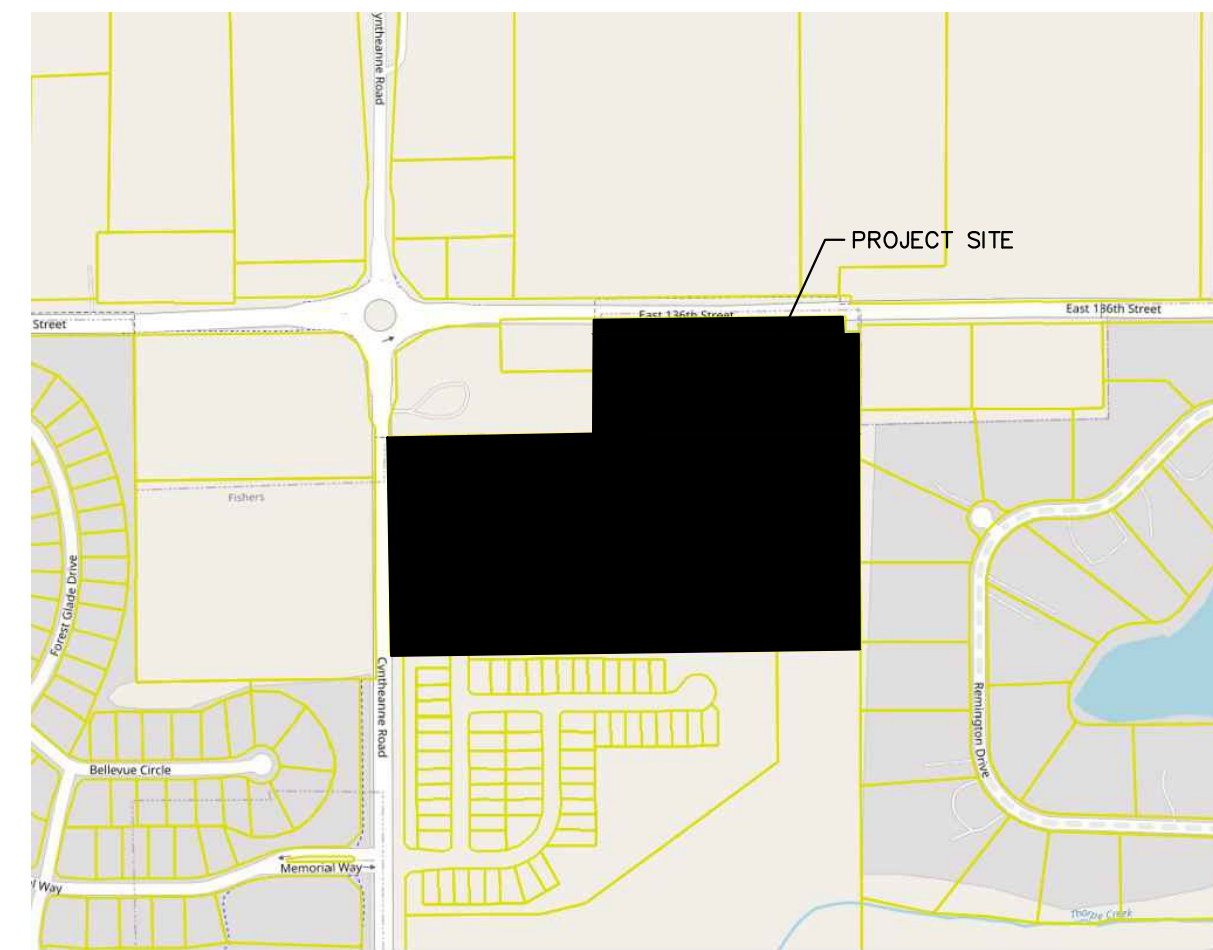
- MIN. LOT AREA: 1 ACRE
- LOT FRONTAGE: 150'
- FRONT SETBACK: 50'
- MIN. SIDE SETBACK: 10'
- MIN. AGGREGATE SIDE SETBACK: 20'
- MIN. REAR SETBACK: 20'
- MIN. BUILDING SEPARATION: 20'
- MIN. INTERNAL SETBACK: 18'
- MAX GROSS FLOOR AREA:

- THE TOTAL GROSS FLOOR AREA OF ALL BUILDINGS IN AREA 5-B SHALL NOT EXCEED (i) A MAXIMUM OF 40,000 SQUARE FEET OF OFFICE BUILDINGS IN THE EASTERN 1/3 OF AREA 5-B PLUS (ii) 6,000 SQUARE FEET MULTIPLIED BY THE NUMBER OF ACRES WITHIN AREA 5-B.
- 1 SINGLE USER TO BE LOCATED WITHIN THE WESTERN 1/2 OF AREA 5-B, SHALL BE PERMITTED TO OCCUPY UP TO 75,000 SQUARE FEET OF GROSS FLOOR AREA, BUT NO OTHER SINGLE USER SHOULD BE PERMITTED TO OCCUPY MORE THAN 40,000 SQUARE FEET OF GROSS FLOOR AREA.
- NO FREESTANDING, SINGLE USER, OUTBUILDING SHALL EXCEED 10,000 SQUARE FEET.

- MIN. OPEN SPACE: 15%
- MAX STRUCTURE HEIGHT: 35'
- MAX ACCESSORY HEIGHT: 18'
- MAX IMPERVIOUS SURFACE COVERAGE: 75%

ALL STANDARDS NOTED ABOVE AND INCLUDED IN BRITTON FALLS PUD ORDINANCE (AS AMENDED) INCLUDING BUT NOT LIMITED TO SETBACKS, COVERAGE, LANDSCAPING, ETC. ARE FOR OVERALL DEVELOPMENT AND NOT FOR THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION.

MAXIMUM NUMBER OF LOTS = 5



VICINITY MAP

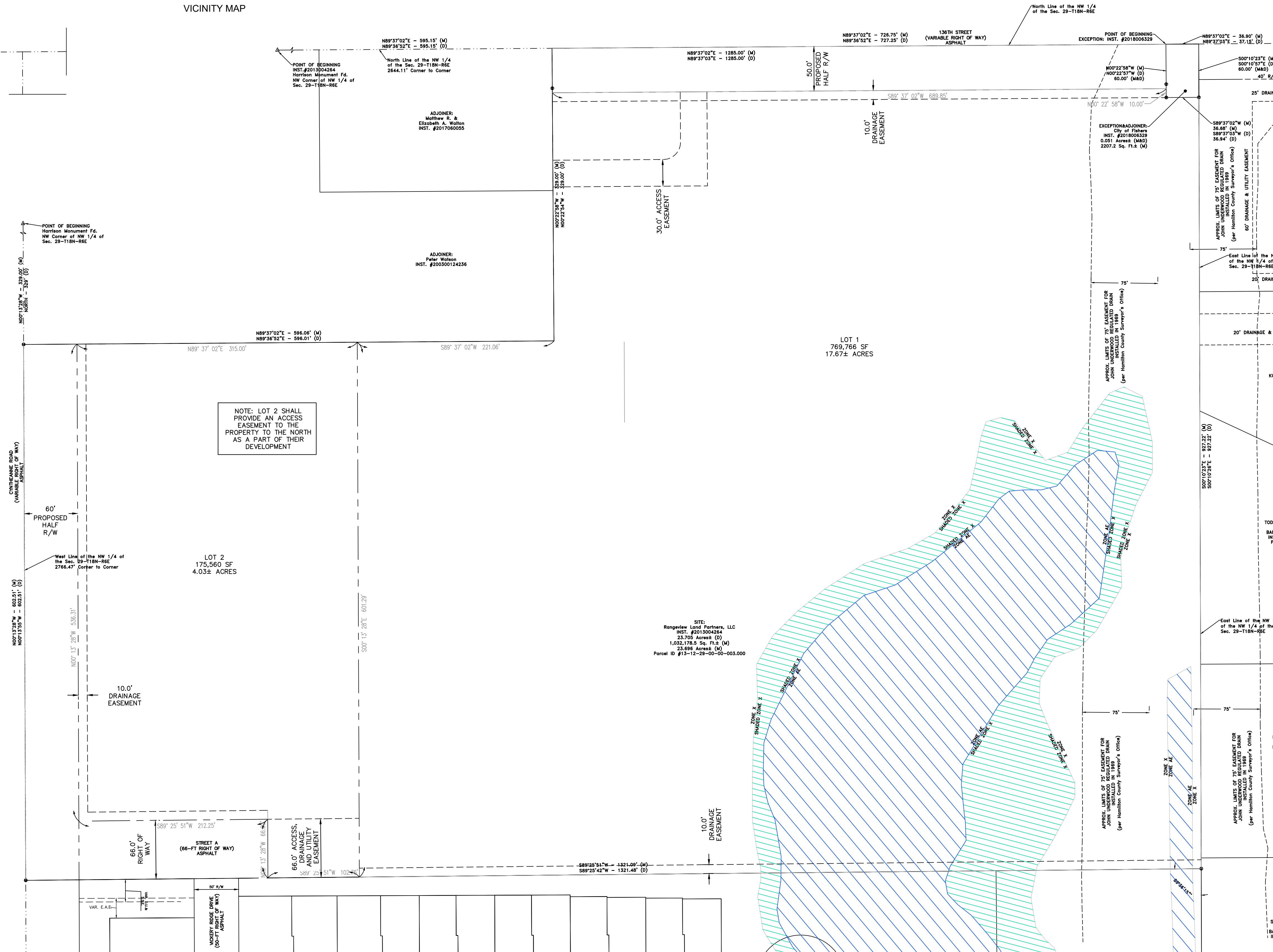
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF FISHERS CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

FEMA NOTE:
 THE PROJECT SITE IS LOCATED PARTIALLY IN ZONE "AE" WHICH IS DEFINED AS AREAS DETERMINED TO BE SUBJECT TO THE 1% ANNUAL CHANCE FLOOD AND PARTIALLY IN ZONE "X SHADED" WHICH IS DEFINED AS AREAS DETERMINED TO BE SUBJECT TO THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIRM MAP PANEL 18057022576, DATED NOVEMBER 19, 2014. AREAS SUBJECT TO THESE ZONES ARE NOTED ON THE PLAT BELOW.

SURVEYOR:
 JOSEF MOSSON-BAUM, PS
 CENTRAL STATES CONSULTING, LLC
 P.O. BOX 4
 13 WEST PEARL STREET
 NORTH SALEM, INDIANA 46165
 PHONE: (317) 858-8662

DEVELOPER/PREPARED FOR:
 MR. TONY SCHANTZ
 LEGACY LIVING, LLC
 8463 CASTLEWOOD DRIVE
 INDIANAPOLIS, IN 46250



NOTE: LOT 2 SHALL PROVIDE AN ACCESS EASEMENT TO THE PROPERTY TO THE NORTH AS A PART OF THEIR DEVELOPMENT

SITE:
 Rongview Land Partners, LLC
 INST. #2013004264
 23,705 Acres (D)
 1,032,178.5 Sq. Ft. (M)
 3,898 Acres (M)
 Parcel ID #15-12-09-00-00-003.000

AS NOTED
 DESIGNED BY: KED
 DRAWN BY: KED
 CHECKED BY: WAB

Kimley-Horn
 10025 KIMLEY-HORN AND ASSOCIATES, INC.
 500 EAST 96TH STREET, SUITE 300,
 INDIANAPOLIS, IN 46240
 WWW.KIMLEY-HORN.COM

LEGACY LIVING
 LEGACY LIVING LLC
 8463 CASTLEWOOD DRIVE
 INDIANAPOLIS, IN 46250

PRIMARY PLAT

LEGACY
 136TH STREET
 FISHERS, IN 46038

ORIGINAL ISSUE:
 1/31/2025
 KHA PROJECT NO.
 170600000
 SHEET NUMBER
PP-1