



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Nickel Plate Review Committee

DATE: 10/29/2025 at 5:00 PM

**ADDRESS: Nickel Plate Conference Room ,
1 Municipal Drive, Fishers , IN 46038**

Members of the public are encouraged to [submit comments to the board via this form](#) before 12 p.m. on the day of the meeting. Members of the public may [stream the live meeting online](#).

See the list of board members at [FishersIN.gov/NickelPlateReview](https://fishersin.gov/NickelPlateReview).

1. Call to Order & Pledge of Allegiance

2. Roll Call

3. Elections

4. Approval of Previous Minutes

a. 11-20-24 Minutes

5. Old Business

6. New Business

a. **Maple Del (Townhomes)**

Parcel: 14-14-01-01-03-002.000

Case: NPRC-25-2

Request: Request to approve three (3) townhome elevations by Old Town Design Group for the Maple Del subdivision. The property is zoned VC Village Center and is located generally south of E 116th and the intersection of Holland Drive.

Petitioner: Mark Einselen (mark@oldtowndesigngroup.com)

Planner: Ross Hilleary (hillearyr@fishersin.gov)

7. Staff Communication

8. Adjournment

CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
Fishers Municipal Center – Nickel Plate Conference Room
November 20, 2024

The Nickel Plate Review Committee was convened by Jamie Nieves at 5:00 p.m.

A roll call was taken and those members present were: Jamie Nieves, Selina Stoller, Amanda Welu. Rich Block was present via Teams. Mandy Leverenz was not present.

Others in attendance: Ross Hilleary, Kay Prange, Tim Cotton, and Jackson and Kimberly Joyce, Rachel Conner.

The Minutes from the 10-23-24 meeting were approved, 4-0. The Motion was made by Ms. Stoller and seconded by Ms. Welu.

CityView

Parcels: 15-14-01-02-01-010.000, 15-14-01-02-01-011.000, 15-14-01-02-01-012.000, 15-14-01-02-01-013.000, 15-14-01-02-01-014.000, 15-15-06-01-01-001.000, 15-14-01-02-01-015.000, 15-14-01-02-01-016.000, 15-14-01-02-01-019.000, & 15-14-01-02-01-020.000

Address: 8801 E 116th Street

Case: NPR-24-2

Request: To approve site design and architecture for a 55+ residential apartment community, with 189 units, 19,620 SF of retail, and two restaurants, 8,870 SF and 4,100 SF.

Petitioner: Karen Collins (kcollins@af-eng.com)

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

Ross Hilleary reviewed the elevations which had been updated since the August meeting. Updates included some awning area reduction on the North elevation and additional screening. The South elevation has some changes to the garage. The West elevation has parking signs that are part of a standard City package. Public Art will be added to the wall at Moore and South St.

A traffic study was done on all 7 downtown garages by the Planning & Zoning Department. A low rate of occupancy (morning, noon, and night) , was noted which is 38%, leaving 60% available. 3000 spots are available with quarterly counts going forward.

Staff recommends approval with waivers:

- Building height exceeds maximum allowed
- Façade will be 4-sided with masonry, metal, and glass
- TAC comments to be addressed.

Tom Dickey of Rebar spoke about parking and meeting with Rich Block to come to an understanding about parking, and the parking “ecosystem” in Fishers. The garage design will accommodate managing peaks at the building restaurants. They will also manage 2-car families.

In Committee discussion, Selina Stoller asked what the highest use was in the parking study (not counting major events such as Spark! Fishers) - 55%. Amanda Welu asked about pedestrian flow within the garage. There is a 3-way flow. Rich Jacobi of Browning Day noted that the West end of the building is intended to mirror FIB. Selina suggested awnings matching FIB and to work with Staff. Amanda Welu asked about the sign

review process looking for scale and size. Le Macaron in FIB is a good example. Ross noted that signs will be reviewed by Staff. Meter banks will be in the building “L” at South and Lantern and on the West side. Ross stated that parking on the street was not evaluated and it’s important that the street parking restrictions be enforced.

Rich Block added that we need to continue to educate the public about parking. The plan is good and mitigated his concerns. The Landlord needs control over parking and monitoring. Allow flexibility in the leases.

Ms. Nieves asked for a Motion. Ms. Stoller made a Motion to approve with the 3 Waivers and an additional commitment to work with Staff on awnings to match FIB, seconded by Ms. Welu. The Motion was approved, 4-0.

The meeting was adjourned at 5:45 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary

DRAFT



Nickel Plate Review Committee Staff Report

Meeting Date: October 22, 2025

DEPARTMENT CONTACT:
 Ross Hilleary (hillearyr@fishersin.gov)

CASE NUMBER:
 NPR-25-2

PETITIONER:
 Mark Einselen (mark@oldtowndesigngroup.com)

PROPERTY ADDRESS/LOCATION:
 14-14-01-01-03-002.000

REQUEST: Request to approve three (3) townhome elevations by Old Town Design Group for the Maple Del subdivision. The property is zoned VC Village Center and is located generally south of E 116th and the intersection of Holland Drive.

APPLICABLE REGULATIONS: Nickel Plate District Code	EXISTING ZONING: VC – Village Center	FISHERS 2040: Core Residential
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LOT SIZE: 9.34 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve, with Condition
 Continue
 Deny
 No Recommendation

Meeting Date: October 22, 2025

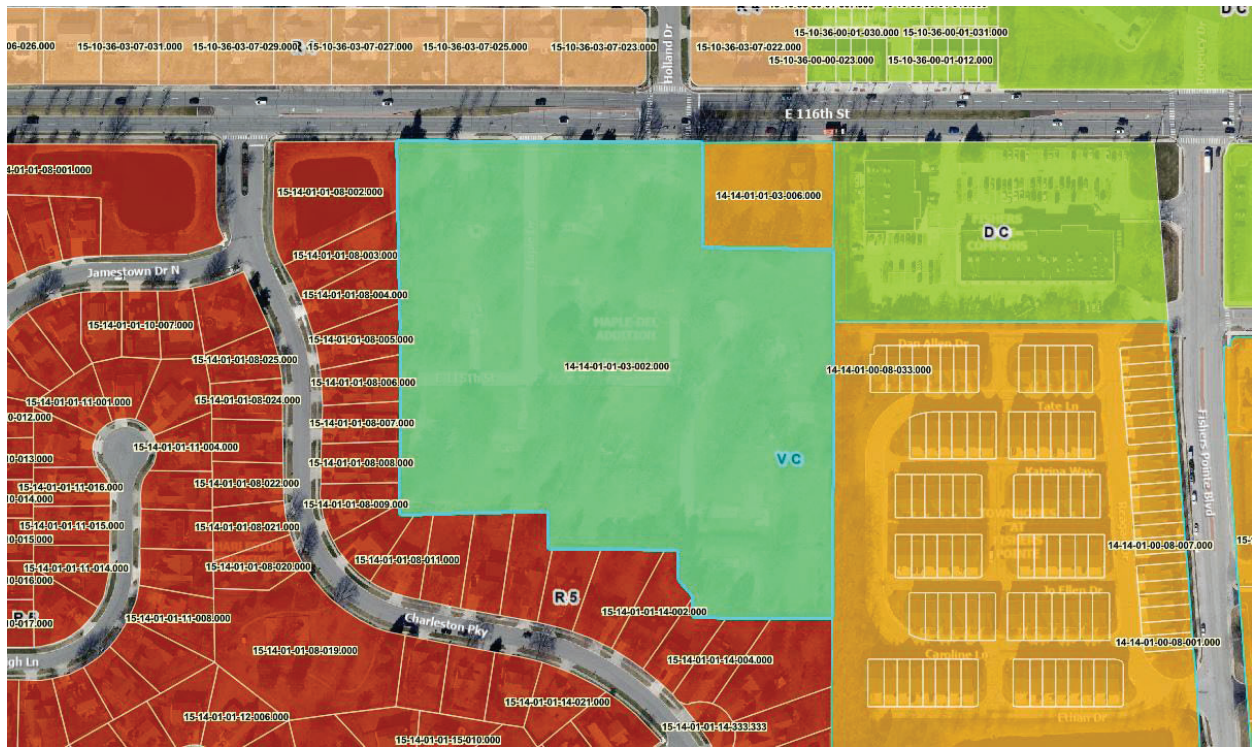
Case Number: NPR-25-2

ZONING HISTORY:

This property was rezoned to VC – Village Center in April 2016 with Ord. No. 041816F, an amendment to the Nickel Plate District Code. The Nickel Plate District Code was developed to create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

SURROUNDING ZONING & LAND USE:

- North: R4 Residential District (single-family homes)
- East: DC Downtown Core (Retail), VC Village Center (townhomes)
- South: R5 Residential District (single-family homes)
- West: R5 Residential District (single-family homes)



Village Center, Zoning Map

PETITION OVERVIEW:

Maple Del will be a residential infill-development that includes of 52 for sale townhomes and 8 single-family for sale lots. The new subdivision is in the same location as the previous subdivision of the same name, previously comprised of 17 homes south of E 116th Street near Holland Drive.

Meeting Date: October 22, 2025

Case Number: NPR-25-2

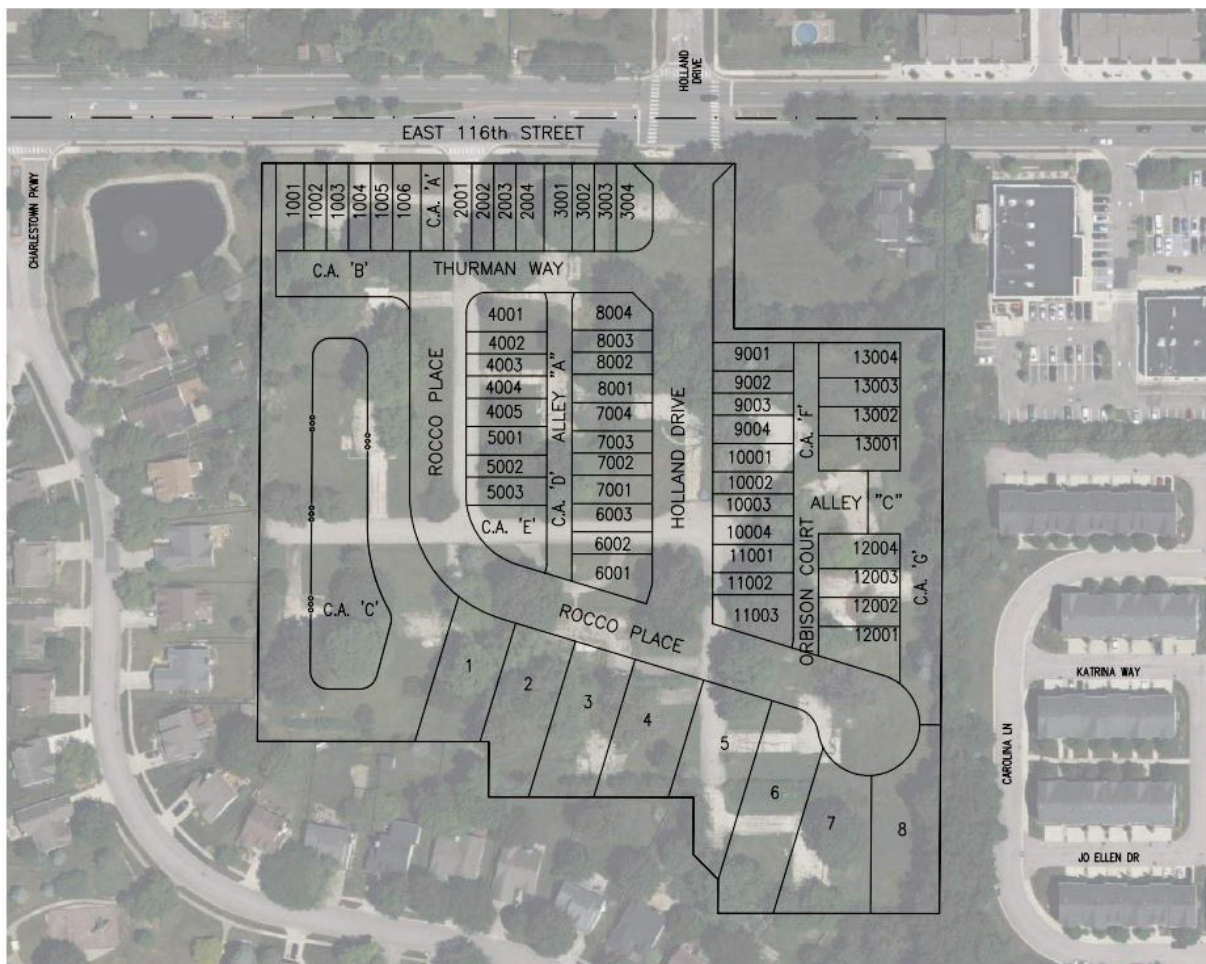
The development is composed of thirteen three-story townhomes with varied number of units including 4-unit, 5-unit and 6-unit townhomes buildings. The eight (8) single-family homes will be approved through a separate Nickel Plate Review Committee.

The Primary Plat was reviewed by the Technical Review Committee (TAC) in November 2024 and approved by the Plat Committee in March 2025.

The Subdivision Improvement Permit was reviewed by TAC in June 2025, and a grading permit is active for preliminary site work.

Right-of-Way and Streetscape requirements are reviewed through the TAC Process. Holland Drive, Rocco Place and Thurman Way will public roads including on-street parking

SITE PLAN:

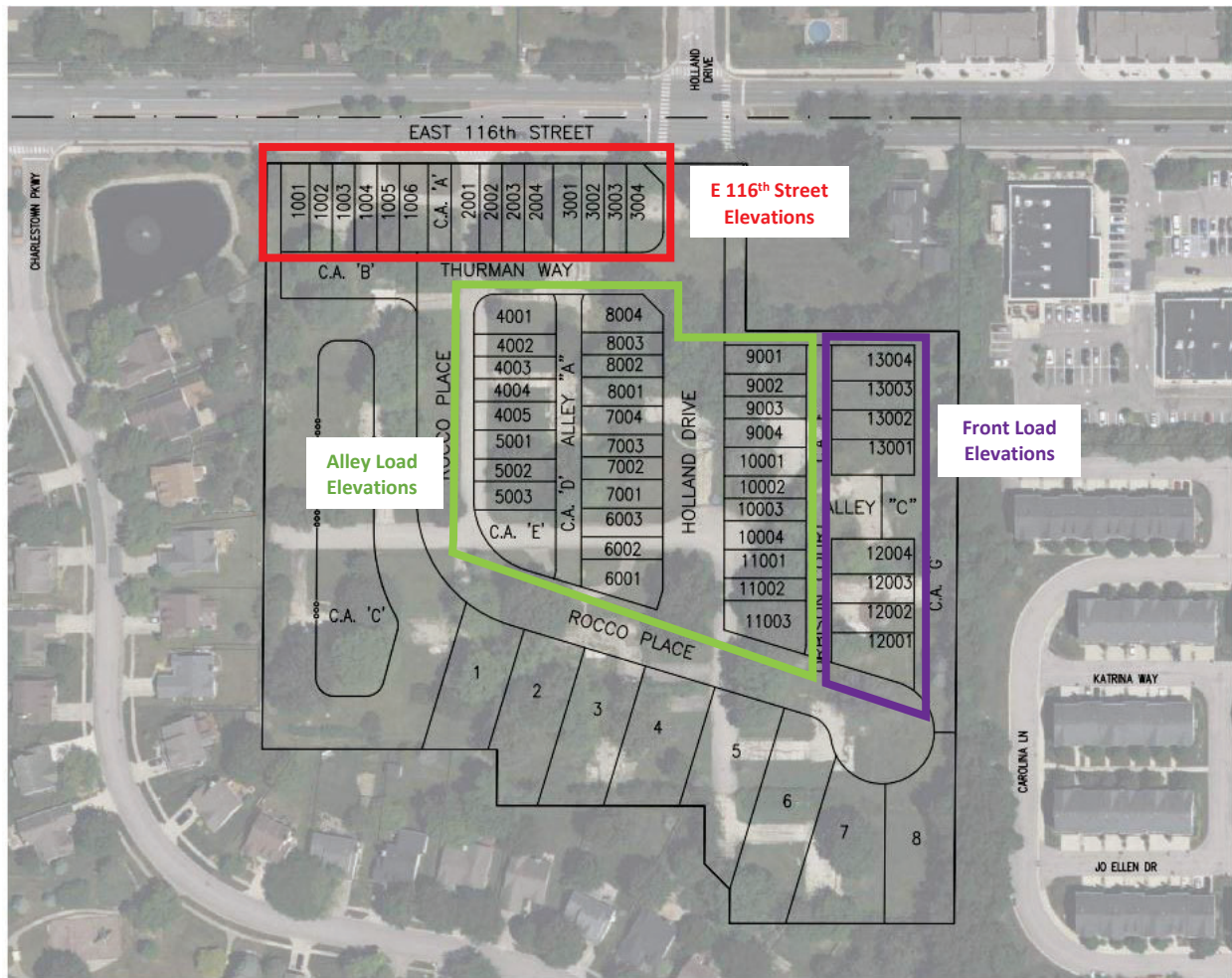


Proposed Site Plan

ELEVATIONS:

There are three separate elevations included in this submission which will be labeled and are associated with the site plan below as:

- 1. E 116th Steet Elevations
- 2. Alley Load Elevations
- 3. Front Load Elevations



Townhome Elevations Key

Meeting Date: October 22, 2025


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E 116th Steet Elevation – Front



E 116th Steet Elevation – Rear

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 1 Municipal Drive

Fishers, Indiana 46038

Meeting Date: October 22, 2025

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Alley Load Elevation – Front



Alley Load Elevation – Rear



Front Load Elevation – Front



Front Load Elevation – Rear

Meeting Date: October 22, 2025

Case Number: NPR-25-2

NICKEL PLATE REVIEW COMMITTEE:

Summary of Request

The Nickel Plate Review Committee shall base its review on the following criteria (Section 8.2.9.5):

- i. Conformance with the intent of the Nickel Plate District Code;
- ii. Logic of design;
- iii. Exterior space utilization;
- iv. Architectural character;
- v. Material and color selection;
- vi. Harmony and compatibility with surrounding development;
- vii. Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

For reference in this report:

✓ Denotes petition’s compliance with this requirement

○ Denotes a standard that staff would like to discuss with the NPRC

Conformance with the intent of the Nickel Plate District Code

✓ Conforms to the Downtown 2030 Master Plan.

Logic of Design

✓ Site access: The proposed vehicular access will be provided off E 116th Street with a two-way entrance drive serving as the main access.

Pedestrian access is provided along the E 116th Street and will be connected to the new public roads.

Exterior Space Utilization

✓ Parking and vehicle circulation: New public right-of-way is being proposed. Each individual unit includes a two-car garage and an additional two-car driveway. Additional guest parking is provided on-street, internally within the development.

✓ Landscape: Landscaping will be reviewed through the TAC process.

Architectural Character

✓ Entryways must be clearly defined on all sides of the building.

✓ Façade Articulation: Façade articulation and multiple material are provided along the south, east, north, and east of the buildings.

✓ Four-sided architecture: four-sided architecture is provided with two plus building material, a mixture of masonry, and glass, and siding, and masonry.

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- ✓ Mechanical & Utility Equipment Screening: All mechanical and utility equipment will be located internally within the development. Staff will review screening during the TAC process.
- ✓ Defined Entrance: Development has defined entrance points for pedestrians along E 116th Street for both the public and residents, and vehicular entrances along E 116th Street.
- ✓ Roof: The proposed design incorporates multiple roof planes and articulation. The roof style is consistent with the characteristic of the surrounding area.
- ✓ The building includes a defined base, middle, and top: building has a defined base with a change of material and defined entries. The varied roof planes provide a defined top.
- ✓ Wall Planes: Structure does not project into sidewalk or other public right-of-way.

Material and Color Selection

- ✓ Exterior Materials:
 - Fiber Cement (Board & Batten, Trim, and Vertical Panel)
 - Brick
 - Metal (canopies, balconies, downspouts, windows, and doors)
- ✓ Exterior building materials must be high quality.

Harmony and Compatibility with Surrounding Development

- ✓ Site Furniture: Nickel Plate District required bike racks, trash receptacles, and benches will be reviewed through the TAC process, provided along the trail.
- ✓ Downtown 2030 Master Plan: The location of this project, the uses within it and its layout, are consistent with the Master Plan goals and objectives.

Circulation: Pedestrian and Vehicular

- ✓ Pedestrian circulation will be improved with direct access to the Nickel Plate Trail.
- ✓ Vehicular circulation: Reviewed through TAC Process.
- ✓ Bike parking: Reviewed through TAC Process.
- ✓ This project will integrate with the City's planned projects.

PUBLIC ART:

Public Art within the Nickel Plate District requires the approval of the Nickel Plate Review Committee.

No public art is proposed within this location or as part of this project.

WAIVERS REQUESTED:

Meeting Date: October 22, 2025

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Due to the specific design of this project, the petitioner is requesting waivers from some of the Nickel Plate District Standards which are identified below. Waivers are to be approved according to Section 8.2.11.1.

The following criteria are to be considered when waivers are requested:

1. Will not conflict with the Conceptual Master Plan.
2. Will result in an improved project which will be an attractive contribution to the Nickel Plate District.
3. Will not compromise the quality of the public realm or discourage pedestrian use.

The following **Major Waivers** are requested:

1. Section 2.4 Façade: All structures shall be at 75% masonry on frontages facing public rights-of-ways and 50% on all other sides. Buildings are a mixture of masonry and cement board / Hardie plank siding, with over 50% masonry on all frontages facing a public right-of-way.
2. Section 2.4 Façade: Windows shall have decorative headers of stone or other masonry.
3. Section 2.4 Façade: Structures shall articulate horizontally and vertically a minimum of two feet for every 50 feet of width.
4. Figure 1.3: Development Standards: Two (2) foot minimum front yard setback. Setbacks as presented.

The following **Minor Waivers** are requested:

None

STAFF RECOMMENDATION:

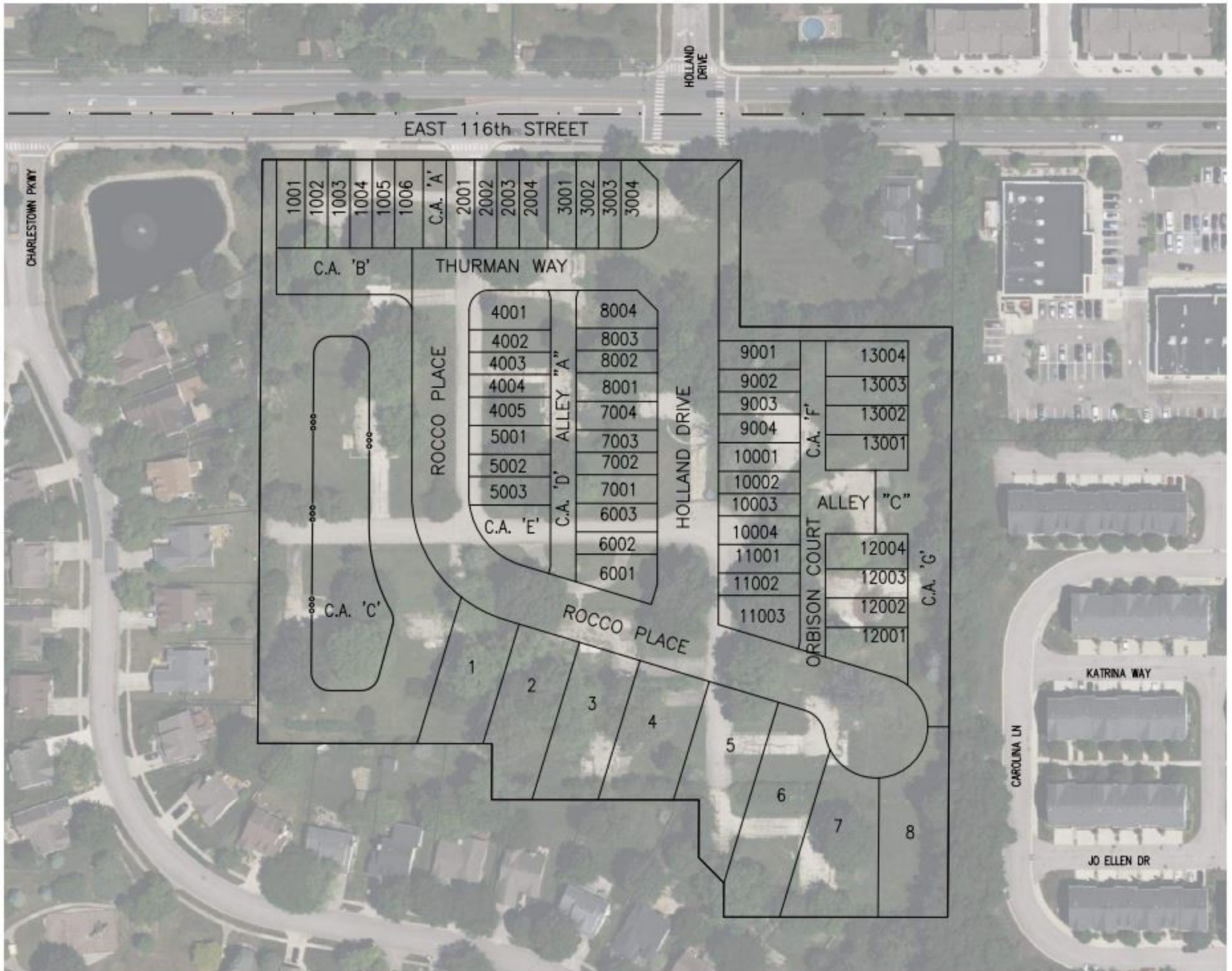
Staff is supportive of the requested waivers. The architecture proposed is considerably aligned with the Nickel Plate District Code - Architectural Regulations and with the Master Plan goals and objectives for this area.

Staff recommends approval as presented with the following conditions:

- All TAC Comments have been addressed

STAFF RECOMMENDATION

Approve, with Condition Continue Deny No Recommendation







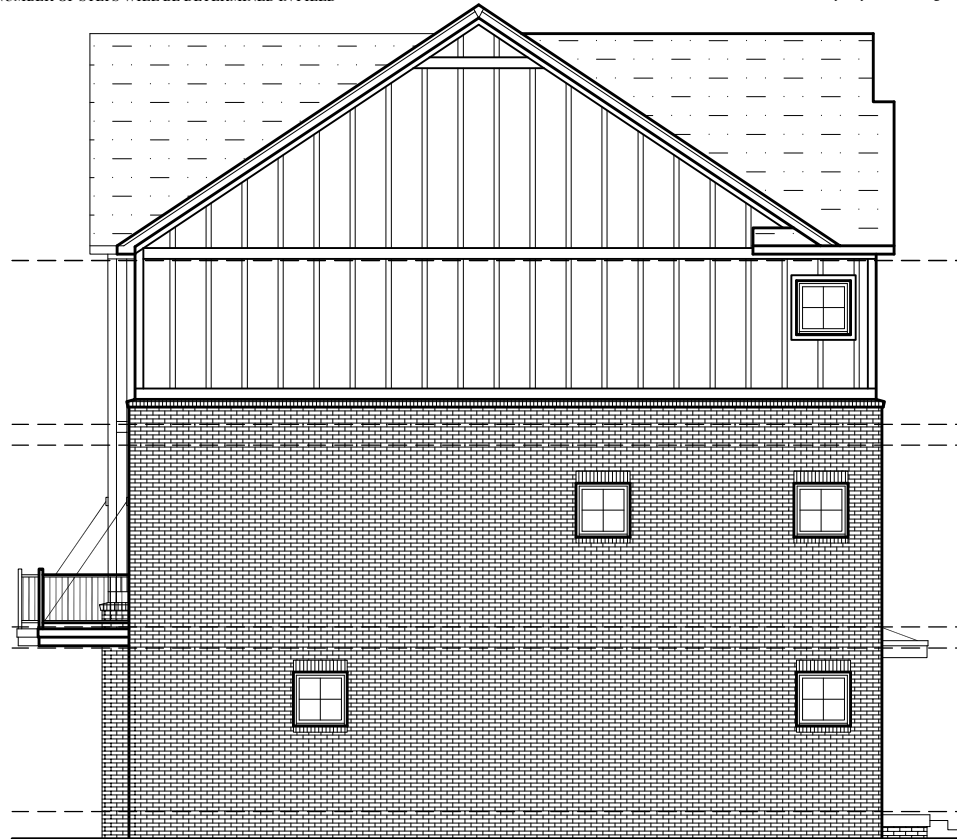
PRELIMINARY



FRONT ELEVATION
1/8" SCALE ON 11x17 SHEET
1/4" SCALE ON 24x36 SHEET

ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD

Elevation drawings are for representation only. Due to actual framing materials specified by lumber supplier and to field constraints actual structure may vary from drawings.



LEFT ELEVATION
1/8" SCALE ON 11x17 SHEET
1/4" SCALE ON 24x36 SHEET

116th St Units

PC-2 COMPLETE/DATE/ BY

H-O-R COMPLETE/DATE/ BY

PLAN CHK COMPLETE/DATE/ BY

PC-1 COMPLETE/DATE/ BY

CONTRACT CHK LIST COMPLETE/DATE/ BY

BALPARK CHK LIST COMPLETE/12/13/2024/ SG

2025-09-05 COORDINATE ALL THREE BIDS TYPES, ENT DRS, CHD, WINDOW FUNCTION, SILING TYPE, ETC, ME

Revisions:

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Preliminary Plan for
Maple Del Townhomes
116th St Fishers, IN

1
NAME

PC-2 COMPLETE/DATE/ BY

H-O-R COMPLETE/DATE/ BY

PLAN CHK COMPLETE/DATE/ BY

PC-1 COMPLETE/DATE/ BY

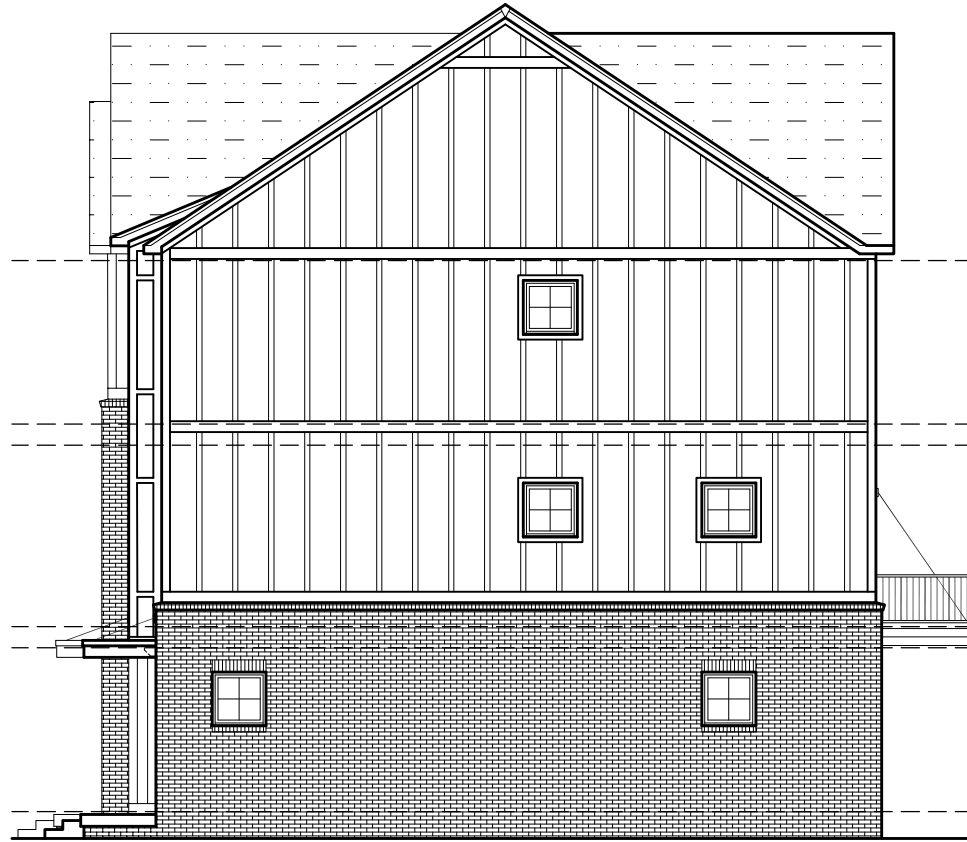
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Revisions: .



REAR ELEVATION
 1/8" SCALE ON 11x17 SHEET
 1/4" SCALE ON 24x36 SHEET



RIGHT ELEVATION
 1/8" SCALE ON 11x17 SHEET
 1/4" SCALE ON 24x36 SHEET

116th St Units

PRELIMINARY

Preliminarys Plan for
 Maple Del Townhomes
 116th St Fishers, IN

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 improvement to our product, the Old
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2
NAME





PC-2 COMPLETE/DATE/ BY

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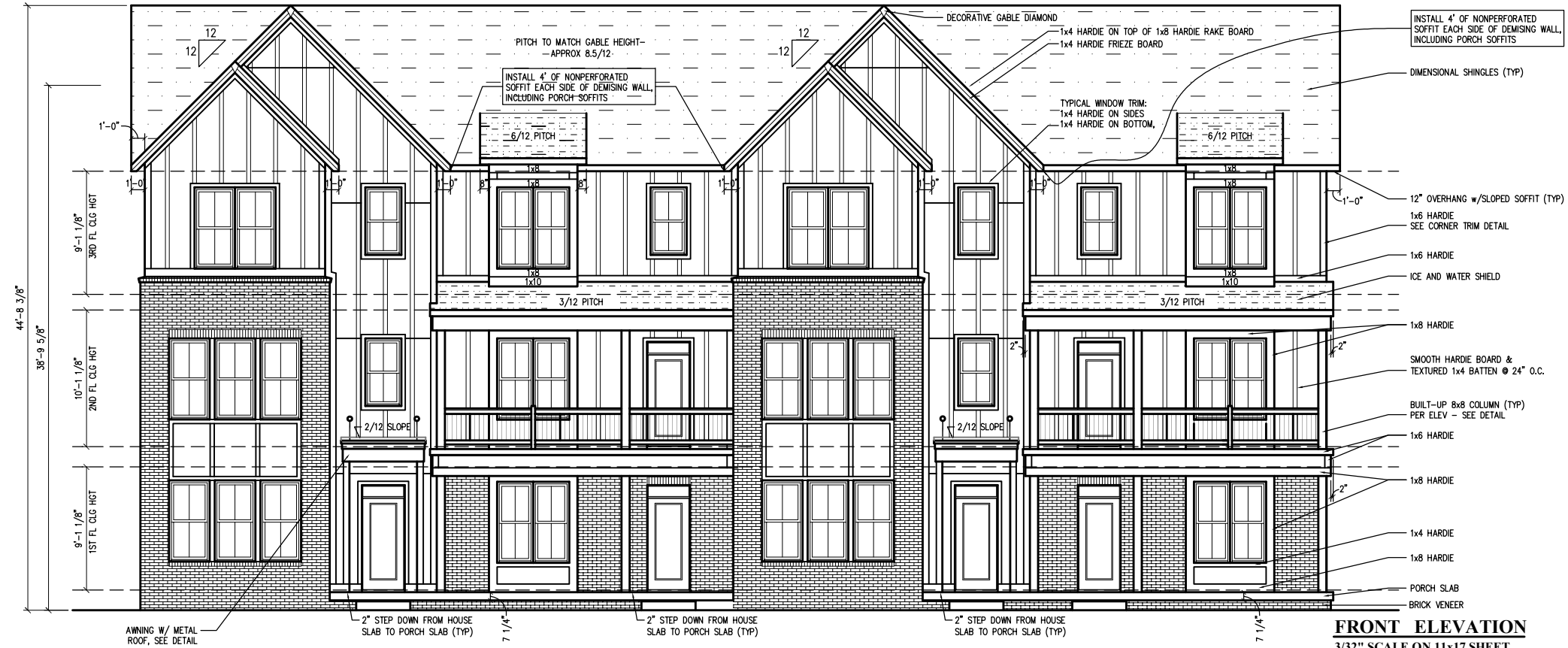
PLAN CHK COMPLETE/DATE/ BY

PC-1 COMPLETE/DATE/ BY

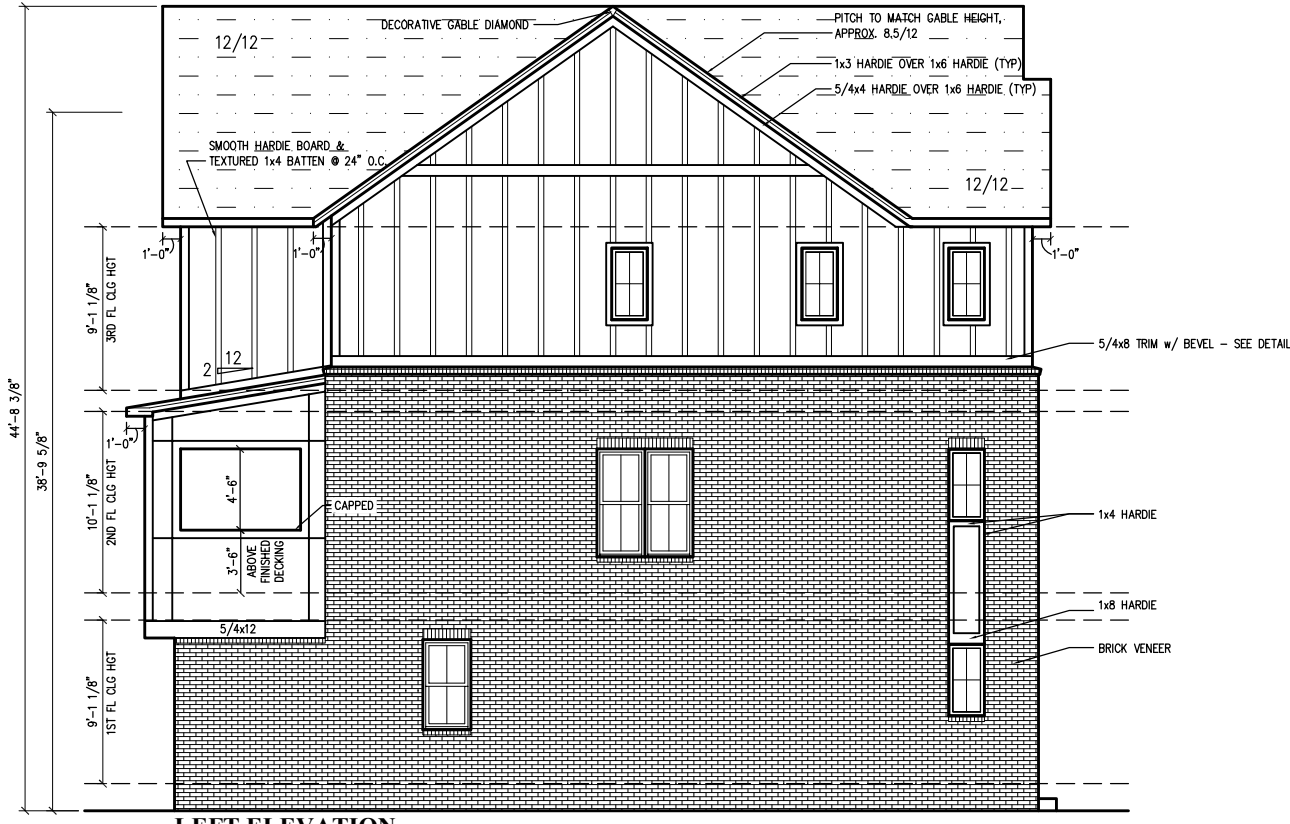
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FRONT ELEVATION
 3/32" SCALE ON 11x17 SHEET
 3/16" SCALE ON 24x36 SHEET



LEFT ELEVATION
 3/32" SCALE ON 11x17 SHEET
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Alley Load Units

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Preliminary Plan for
 Maple Del Townhomes
 116th St Fishers, IN

NAME _____

PC-2 COMPLETE/DATE/ BY

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Revisions:



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RIGHT ELEVATION
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Alley Load Units

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Preliminary Plan for
 Maple Del Townhomes
 116th St Fishers, IN

NAME _____



Hover



PC-2 COMPLETE/DATE/ BY

H-O-R COMPLETE/DATE/ BY

PLAN CHK COMPLETE/DATE/ BY

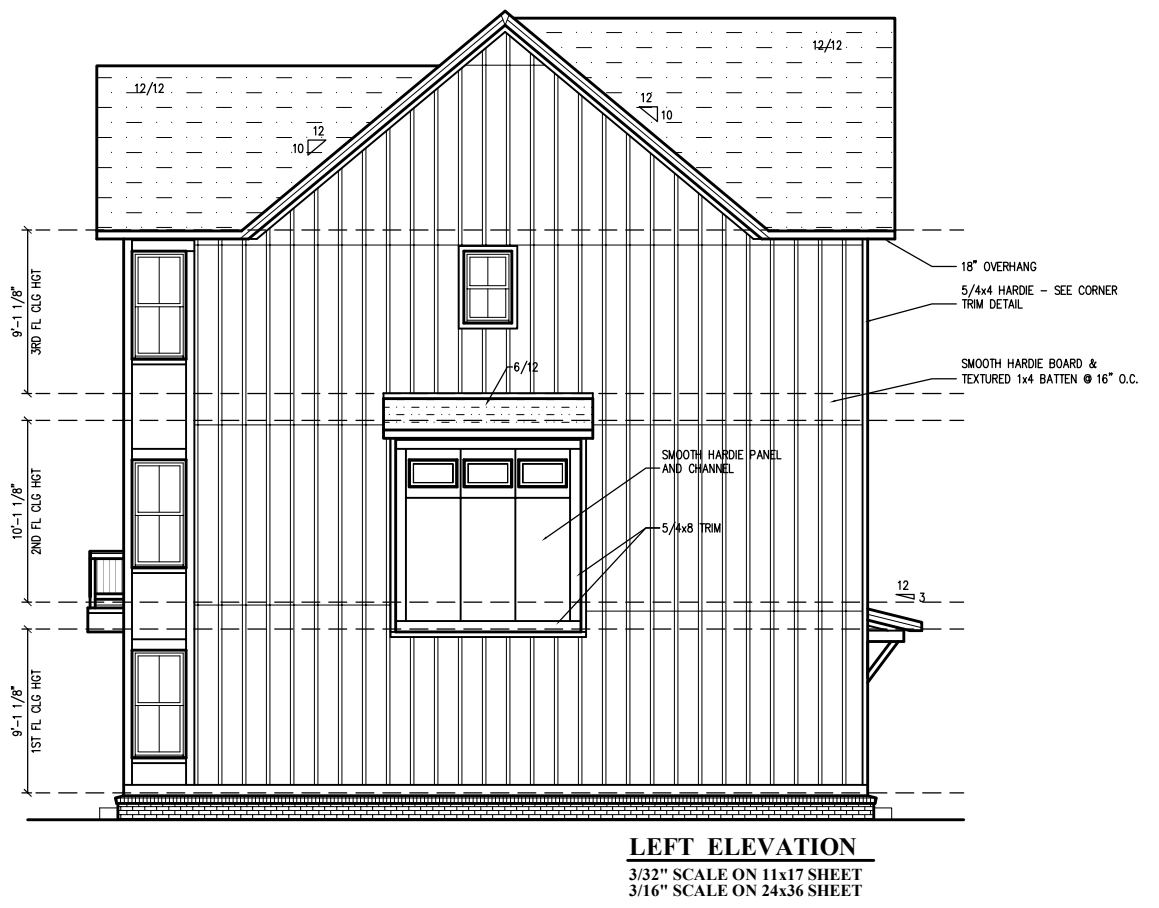
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Revisions:

Front Load Units



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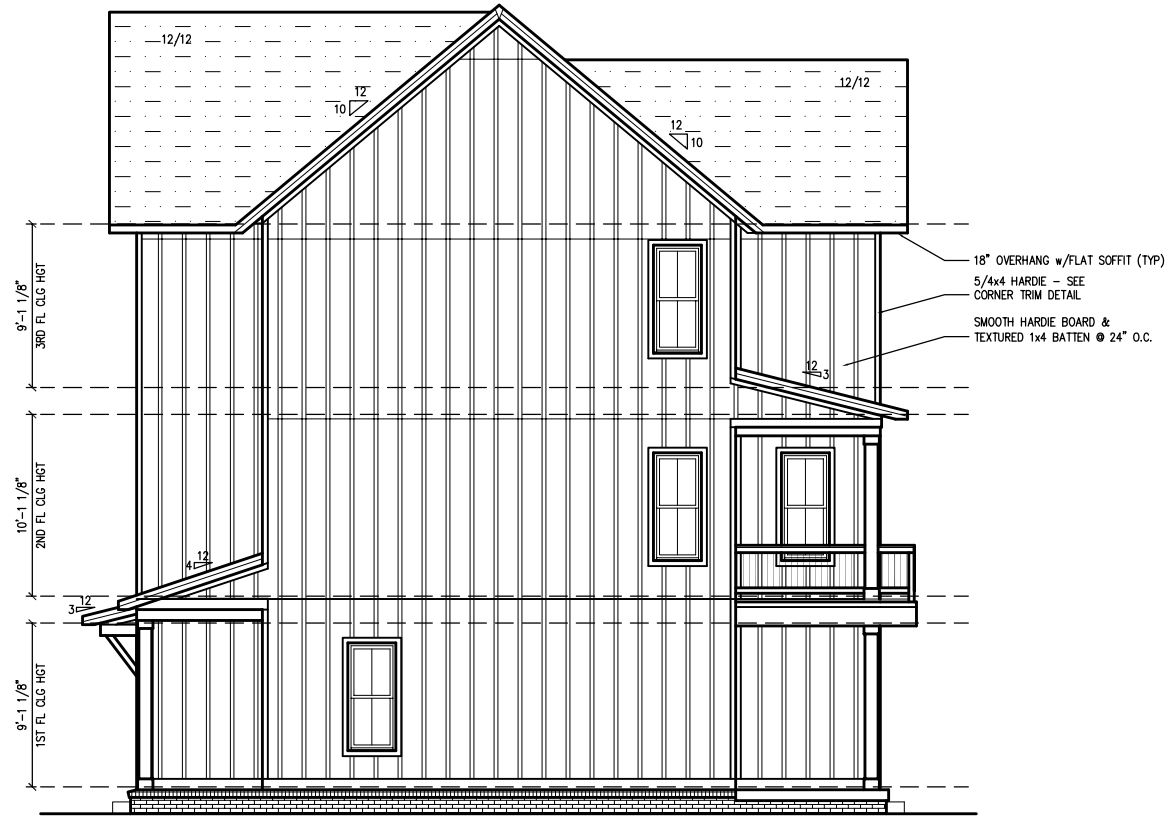
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Revisions:

Front Load Units



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