



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee

DATE: 11/5/2025 at 5:00 PM

**ADDRESS: Fishers Municipal Center Theater,
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/PUD](https://fishersin.gov/PUD).

1. Regular PUD Committee

a. Lot 8 Allisonville Place

Parcel: 14-14-02-00-37-006.002

Address: 10994 Allisonville Office Drive

Case: PUD-25-13

Request: Request to approve architecture and site plan for a 6,290 sqft commercial office building at 10994 Allisonville Office Drive

Applicant: Greg O’Herren (greg@shamrockbuilders.com)

Planner: Ross Hilleary (hillearyr@fishersin.gov)

2. Riverplace PUD Committee

3. Staff Communication

a. Planned Unit Development 5:00 PM

- January 7, 2026
- February 4, 2026
- March 4, 2026
- April 1, 2026

- May 6, 2026
- June 3, 2026
- July 1, 2026
- August 5, 2026
- September 2, 2026
- October 7, 2026
- November 4, 2026

December 2, 2026



Planned Unit Development (PUD) Committee Staff Report

Meeting Date: November 5, 2025

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

CASE NUMBER:
PUD-25-13

PETITIONER:
Greg O’Herren (greg@shamrockbuilders.com)

PROPERTY ADDRESS/LOCATION:
10994 Allisonville Place

REQUEST: Request to approve architecture and site plan for a 6,290 sqft commerical office building at 10994 Allisonville Office Drive

APPLICABLE REGULATIONS: Allisonville Place PUD and UDO where applicable	EXISTING ZONING: Allisonville Place PUD	FISHERS 2040: Flex Employment Center/R+D
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Lot Size: 0.78 acres

LOCATION MAP



STAFF RECOMMENDATION

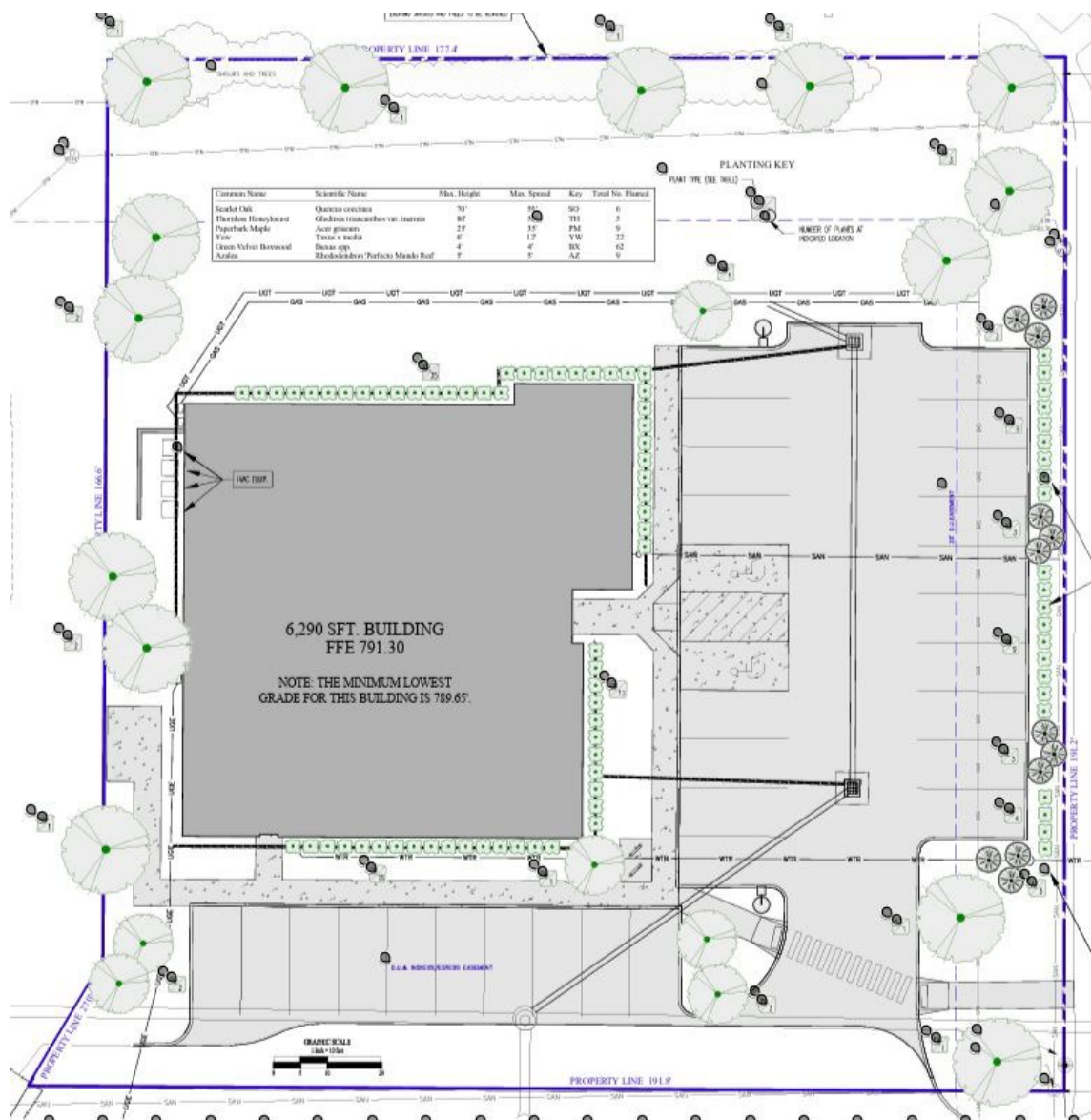
- Approve
 Approve with Conditions
 Continue
 Deny

ZONING HISTORY

The property is currently zoned PUD-C and falls under the Allisonville Place PUD. The PUD was initially adopted as "Olympia PUD" on October 15, 2001, (Ordinance #080601A) and was renamed "Allisonville Place PUD" on May 9, 2007 (Ordinance #120406B).

PETITION OVERVIEW

The petitioner requests approval of the architecture and site plan for a two-story 6,290 sqft commercial office building.

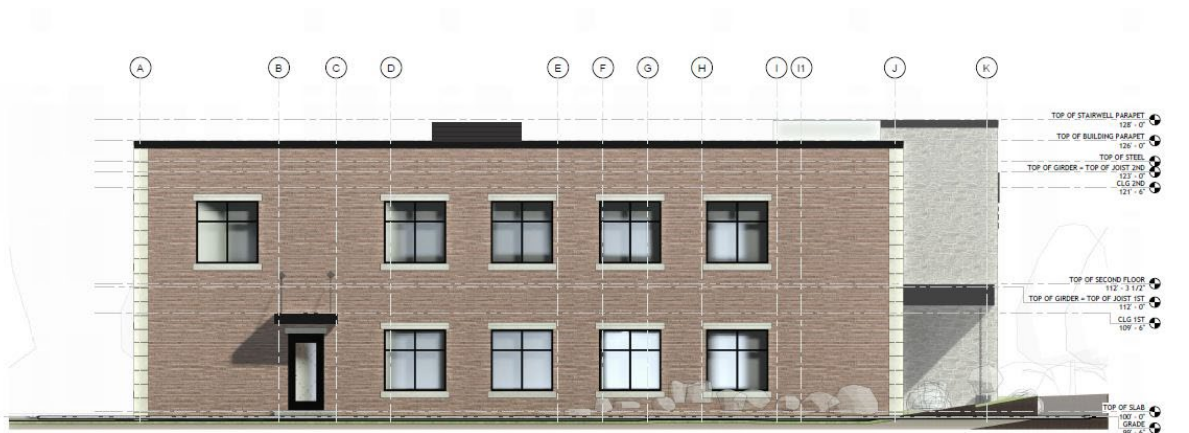


Site plan

ELEVATIONS



North Elevation (front) along Allisonville Office Drive



East Elevation (side)



South Elevation (rear)



West Elevation (side) along Easy Street

RENDERINGS



Northeast corner view



North (front) view



Southeast corner view



Southwest (side) view



Northwest (side) view along Easy Street

ARCHITECTURAL STANDARDS:

Architectural standards for this property are laid out in the Allisonville Place PUD, Ordinance #120406B, Section 6. These standards are shown below, and standards that are being met are identified with an “X”.

X	Building Signage	All wall signage shall be internally illuminated lit individual letters except that the office buildings may use reverse channel neon letters or individual backlit ("halo") letters. All other wall signage requirements shall be in conformance with the Sign Ordinance of the Town of Fishers.
X	Exterior Building Materials	Exterior building materials shall be high quality materials, including, but not limited to: brick; wood; limestone; other native materials; tinted/textured concrete masonry units of varying scales; and EIFS. The use of contemporary materials such as aluminum, other metals, fiber glass and plastics for exterior surfaces on architecturally significant structures shall be prohibited unless the use of such materials (i) is approved by the PUD Committee and (ii) would contribute to preservation or enhancement of existing traditional materials and the overall integrity and longevity of the structure.
X	Building Façade and Trim	Façade colors shall be low reflectance, subtle, neutral or earth tone colors. Façades that are greater than 60 feet in length, measured horizontally, shall incorporate columns, wall plane projections or recesses or other architectural relief elements. No uninterrupted length of any façade shall exceed 60 horizontal feet. Building trim and accent areas may feature brighter colors, including primary colors.
X	Mechanical Equipment	All buildings shall screen all mechanical equipment, including that which is mounted to the roof and/or ground in accordance with the provisions of the UDO.
X	Building Design	The primary buildings on Parcels A, B and C shall be of a commercial design with residential features consistent with the conceptual design set forth in Exhibit "E." All single tenant buildings on Parcels A, B and C shall incorporate the elements of the brick, masonry and EIFS materials shown on the conceptual drawings in Exhibit "E." Primary buildings on Parcel D shall have residential style pitched roofs (6/12 pitch) with asphalt shingles. All buildings shall incorporate brick, masonry and/or EIFS materials on the front and side facades. The rear facade of all buildings shall incorporate brick and/or masonry materials. All

		building design shall be consistent with the conceptual design (including the Fast Food Restaurant, if applicable) and subject to the approval of the PUD Committee.
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SURROUNDING CHARACTER:

This Committee approved small office building known as Allisonville Place Lot 4 in February 2025 shown below:



Allisonville Place Lot 4 Elevation

This Committee also approved a hair salon building known as Allisonville Place Lot 7 in September 2024 shown below.



Allisonville Place Lot 7 Elevation

STAFF RECOMMENDATION

The petitioner has met staff requests for architecture and landscape improvements.

Staff recommends approval on the condition that all TAC comments are addressed before final approval is given.

STAFF RECOMMENDATION

Approve Approve with Conditions Continue Deny
