



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee

DATE: 12/3/2025 at 4:00 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/Plat.

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. Plat Committee Minutes for 11-5-25

4. Public Hearings

- a. Minor Plat

Cadillac F1 Headquarters

Parcel: 15-14-11-00-00-011.000

Address: 10050 Hauge Road Indianapolis, IN 46256

Case: PP-25-14

Request: Request to approve a Primary Plat of 5 lots on 97.65 acres known as the Cadillac F1 Headquarters property. Subject site is generally located west of Hauge Road with a common address of 10050 Hauge Road

Applicant: Aaron Hurt (ahurt@cecinc.com)

Planner: Christy Cashin (cashinc@fishersin.gov)

5. Old Business

6. New Business

7. Staff Communication

a. **2026 Meeting Dates**

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

8. Board Signatures – Findings of Fact

9. Adjournment

City of Fishers
Plat Committee MINUTES
November 5, 2025

A roll call was taken - members present - Ross Hilleary, Selina Stoller, Hatem Mekky.

Others present: Rodney Retzner from Krieg DeVault, Paul Walter, Kay Prange, Sue and Jack Follmar, Rex Ramage, Christy Cashin Ricardo Vela, Terri Vela, Craig Cassity, Linda Cassity, Bill Pollman, Gavin Bakker, Michael Brooks, Caitlin Dopher.

Mr. Mekky asked for a Motion for approval of 9-3-25 Minutes. Ms. Hilleary made a Motion to approve, seconded by Ms. Stoller. The Minutes were approved 3-0.

Public Hearings:

Kenwood Subdivision

Case: PP-25-13

Request to approve a Primary Plat of 9 lots on 6.49 acres, known as Kenwood Subdivision property. Subject site is generally located east of Promise Rd and south of E 136th St.

Applicant: Gavinn Bakker

Planner: Ross Hilleary

Ms. Cashin presented the Staff Report. The lot is 6.49 acres and will go from 2 lots to 9 lots. The property is zoned R-2 residential. There would be shared drives, one for 4 and the other for 5.

Mr. Mekky Opened the Public Hearing.

Craig Cassity (13485 Promise RD) - is west of Promise RD affected?

Ricardo Vela- (Sand Creek Farms) - questioned entrance to lots.

The owner of the Barn on the property stepped forward with questions which were answered by Caitlin Dopher of Drees Homes. The questions had to do with when closing would be and when construction would start.

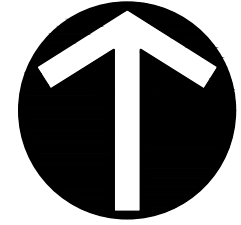
Mr. Mekky closed the Public Hearing.

Mr. Mekky asked for a Motion. Mr. Hilleary made a Motion to approve, seconded by Ms. Stoller. The Motion was approved, 3-0.

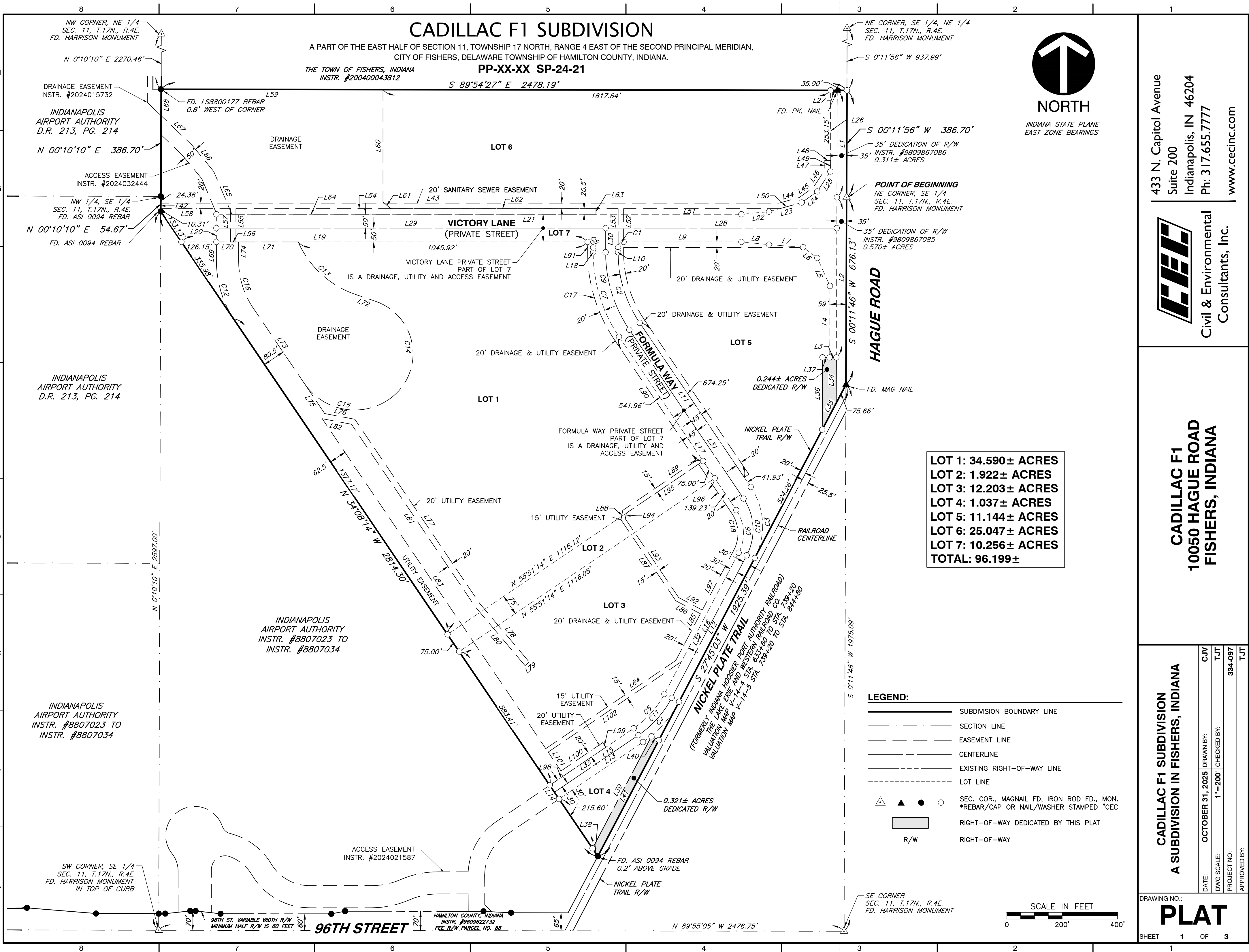
The meeting was adjourned at 4:20.

CADILLAC F1 SUBDIVISION

A PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN,
CITY OF FISHERS, DELAWARE TOWNSHIP OF HAMILTON COUNTY, INDIANA.
PP-XX-XX SP-24-21
S 89°54'27" E 2478.19'



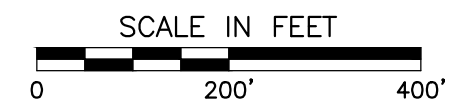
INDIANA STATE PLANE
EAST ZONE BEARINGS



LOT 1: 34.590± ACRES
LOT 2: 1.922± ACRES
LOT 3: 12.203± ACRES
LOT 4: 1.037± ACRES
LOT 5: 11.144± ACRES
LOT 6: 25.047± ACRES
LOT 7: 10.256± ACRES
TOTAL: 96.199±

LEGEND:

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- SEC. COR., MAGNAIL FD, IRON ROD FD., MON.
- *REBAR/CAP OR NAIL/WASHER STAMPED "CEC"
- RIGHT-OF-WAY DEDICATED BY THIS PLAT
- RIGHT-OF-WAY



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CADILLAC F1
10050 HAGUE ROAD
FISHERS, INDIANA

CADILLAC F1 SUBDIVISION
A SUBDIVISION IN FISHERS, INDIANA

DRAWING NO.:
PLAT
SHEET 1 OF 3

DATE:	OCTOBER 31, 2025	DRAWN BY:	CJV
DWG SCALE:	1"=200'	CHECKED BY:	TJT
PROJECT NO.:		APPROVED BY:	334-097
			TJT

CADILLAC F1 SUBDIVISION

A PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN,
CITY OF FISHERS, DELAWARE TOWNSHIP OF HAMILTON COUNTY, INDIANA.

PP-XX-XX SP-24-21

LOT 7 LINE TABLE			LOT 7 LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S 00°11'56" W	386.70'	L15	N 55°51'48" E	366.60'
L2	S 00°11'46" W	578.19'	L16	S 27°45'03" W	576.91'
L3	N 89°48'14" W	24.00'	L17	N 34°05'15" W	756.19'
L4	N 00°11'46" E	258.37'	L18	N 00°00'00" E	17.18'
L5	N 24°15'36" W	111.44'	L19	N 90°00'00" W	1467.69'
L6	N 53°10'42" W	64.12'	L20	N 00°00'00" E	100.00'
L7	N 85°26'03" W	123.77'	L21	N 90°00'00" E	1897.41'
L8	N 84°32'55" W	100.00'	L22	N 84°32'55" E	100.00'
L9	N 90°00'00" W	425.87'	L23	N 74°28'17" E	123.00'
L10	S 00°00'00" E	17.18'	L24	N 54°29'41" E	68.80'
L11	S 34°05'15" E	716.18'	L25	N 33°10'17" E	86.16'
L12	S 27°45'03" W	586.99'	L26	N 00°11'56" E	293.15'
L13	S 55°51'48" W	366.60'	L27	S 89°54'27" E	24.00'
L14	N 34°08'14" W	60.00'			

DEDICATED R/W LINE TABLE		
LINE #	DIRECTION	LENGTH
L34	S 00°11'46" W	164.96'
L35	S 27°45'03" W	108.09'
L36	N 00°11'46" E	260.78'
L37	S 89°48'14" E	50.00'
L38	N 34°08'14" W	34.01'
L39	N 27°45'03" E	457.59'
L40	S 62°14'57" E	30.00'
L41	S 27°45'03" W	473.62'

DRAINAGE AND/OR UTILITY EASEMENT LINE TABLE			DRAINAGE AND/OR UTILITY EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L59	S 89°54'27" E	801.55'	L81	N 34°08'23" W	796.39'
L60	S 00°01'14" E	405.60'	L82	N 79°09'53" W	108.04'
L61	S 49°13'43" E	37.00'	L83	S 34°08'14" E	1440.29'
L62	N 90°00'00" E	741.38'	L84	N 55°51'14" E	567.49'
L63	S 00°00'00" E	20.50'	L85	N 27°45'03" E	190.86'
L64	N 90°00'00" W	1315.64'	L86	N 62°15'07" W	99.99'
L65	N 22°53'55" W	168.03'	L87	N 34°08'20" W	353.87'
L66	N 39°41'03" W	124.03'	L88	N 10°51'27" E	34.50'
L67	N 46°17'46" W	153.77'	L89	N 55°51'14" E	320.54'
L68	N 00°10'10" E	95.09'	L90	N 34°05'15" W	526.99'
L69	N 00°00'00" E	69.31'	L91	S 00°00'00" E	37.18'
L70	N 90°00'00" E	80.50'	L92	N 62°15'07" W	96.24'
L71	N 90°00'00" E	215.12'	L93	N 34°08'20" W	343.91'
L72	S 71°04'28" E	77.61'	L94	N 10°51'27" E	21.37'
L73	N 34°08'14" W	329.95'	L95	N 55°51'14" E	314.81'
L74	N 00°00'00" E	69.24'	L96	S 34°05'15" E	214.21'
L75	S 34°08'14" E	131.85'	L97	S 27°45'03" W	244.47'
L76	S 79°09'53" E	110.86'	L98	N 55°51'48" E	244.84'
L77	S 34°08'23" E	803.61'	L99	N 34°08'12" W	20.00'
L78	S 40°15'09" E	277.67'	L100	S 55°51'48" W	182.34'
L79	S 49°44'51" W	20.00'	L101	N 34°08'14" W	82.54'
L80	N 40°15'09" W	278.74'	L102	N 55°51'14" E	581.86'

DRAINAGE AND/OR UTILITY EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C12	380.50'	33°16'35"	220.99'	217.90'	N 16°38'18" W
C13	350.00'	47°11'52"	288.31'	280.23'	S 47°28'32" E
C14	200.00'	126°52'11"	442.86'	357.77'	S 07°38'22" E
C15	220.00'	90°04'03"	345.83'	311.31'	N 79°10'15" W
C16	300.00'	34°08'14"	178.74'	176.11'	N 17°04'07" W
C17	565.00'	34°05'15"	336.14'	331.20'	N 17°02'37" W
C18	130.00'	61°50'18"	140.31'	133.60'	S 03°10'06" E

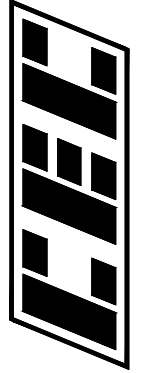
LOT 7 CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	20.00'	90°00'00"	31.42'	28.28'	S 45°00'00" W
C2	455.00'	34°05'15"	270.70'	266.72'	S 17°02'37" E
C3	250.00'	61°50'18"	269.82'	256.91'	S 03°10'06" E
C4	402.00'	28°06'44"	197.24'	195.27'	S 41°48'25" W
C5	342.00'	28°06'44"	167.80'	166.13'	N 41°48'25" E
C6	150.00'	61°50'18"	161.89'	154.15'	N 03°10'06" W
C7	545.00'	34°05'15"	324.24'	319.48'	N 17°02'37" W
C8	20.00'	90°00'00"	31.42'	28.28'	N 45°00'00" W

STREET CENTERLINE LINE TABLE		
LINE #	DIRECTION	LENGTH
L28	N 90°00'00" W	835.37'
L29	N 90°00'00" W	1406.54'
L30	S 00°00'00" E	87.18'
L31	S 34°05'15" E	736.19'
L32	S 27°45'03" W	581.95'
L33	S 55°51'48" W	366.60'

STREET CENTERLINE CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C9	500.00'	34°05'15"	297.47'	293.10'	S 17°02'37" E
C10	200.00'	61°50'18"	215.86'	205.53'	S 03°10'06" E
C11	372.00'	28°06'44"	182.52'	180.70'	S 41°48'25" W

SANITARY SEWER EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L42	N 00°10'10" E	20.00'
L43	N 90°00'00" E	2234.60'
L44	N 74°28'17" E	75.65'
L45	N 54°29'41" E	61.51'
L46	N 33°10'17" E	76.47'
L47	N 00°11'56" E	34.08'
L48	S 89°48'04" E	20.00'
L49	S 00°11'56" W	40.00'
L50	S 74°28'17" W	81.90'
L51	S 90°00'00" W	565.01'
L52	S 00°00'00" E	120.50'
L53	N 00°00'00" E	140.50'
L54	S 90°00'00" W	1380.87'
L55	S 00°00'00" E	120.50'
L56	N 90°00'00" W	20.00'
L57	N 00°00'00" E	120.50'
L58	S 90°00'00" W	251.50'

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Civil & Environmental
Consultants, Inc.

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DATE: OCTOBER 31, 2025	DRAWN BY: CJV
DWG SCALE:	TJT
PROJECT NO:	334-097
APPROVED BY:	TJT

DRAWING NO.:

PLAT

SHEET 2 OF 3

Plat Committee Staff Report

Meeting Date: December 3, 2025

DEPARTMENT CONTACT:

Christy Cashin (cashinc@fishersin.gov)

CASE NUMBER:

PP-25-14

PETITIONER:

Aaron Hurt (ahurt@cecinc.com)

PROPERTY ADDRESS/LOCATION:

15-14-11-00-00-011.000

REQUEST: Requestion to approve a Primary Plat of 5 lots on 97.65 acres known as the Cadillac F1 Headquarters property. Subject site is generally located west of Hague Road with a common address of 10050 Hauge Road

APPLICABLE REGULATIONS:

City of Fishers UDO

EXISTING ZONING:

MA Municipal Airport

FISHERS 2040:

Flex Employment Center/R+D

LOT SIZE: 97.65 acres

LOCATION MAP



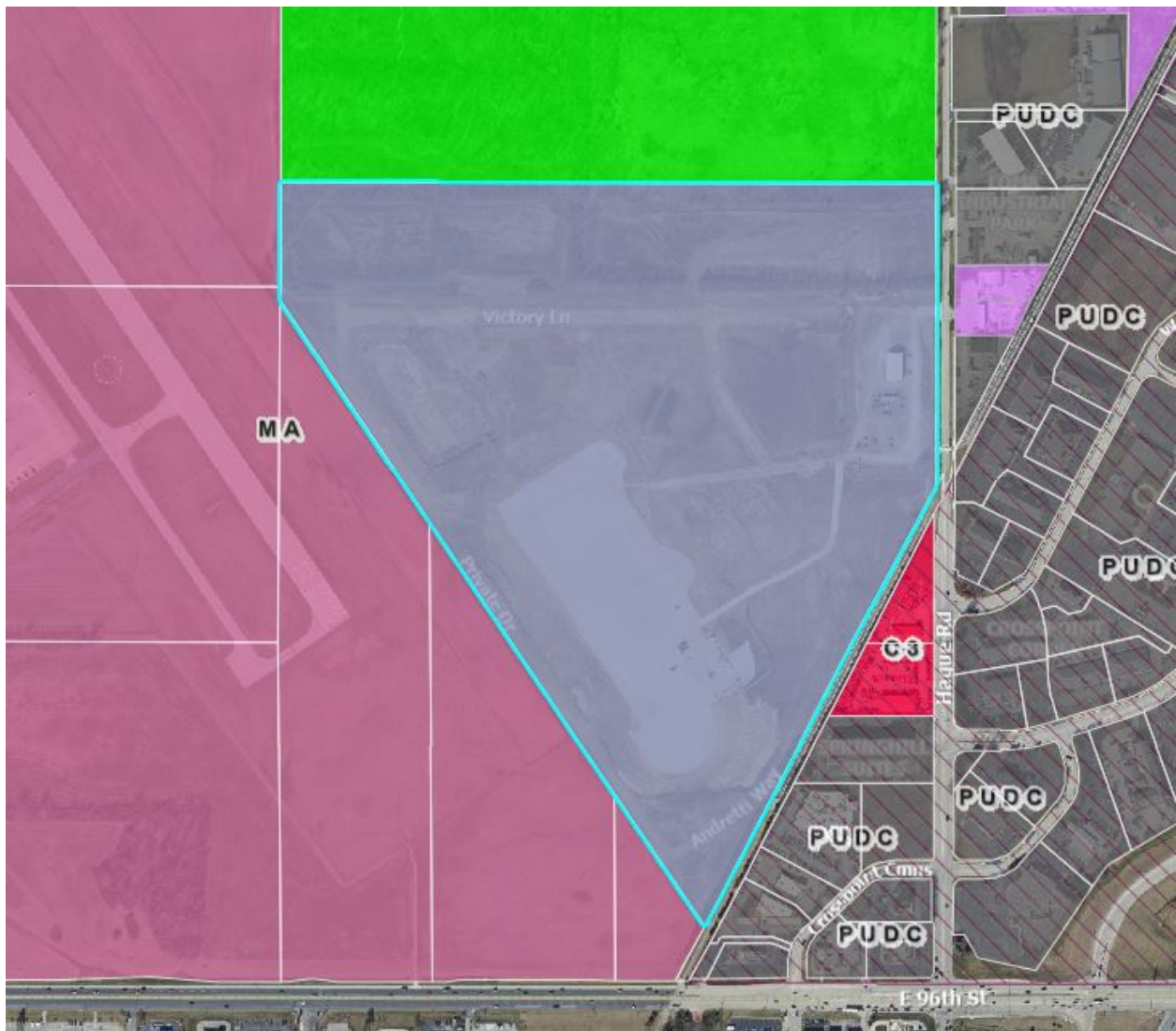
STAFF RECOMMENDATION

- Approve, with Conditions
 Continue
 Deny
 No Recommendation

ZONING HISTORY:

The 97.62 acres is zoned MA Municipal Airport. It is located within the City of Fishers Corporate Limits. The Future Land Use is Flex Employment Center / R+D which states:

“A mix of employment uses that includes office, research and development (R&D) and components of light or flex-industrial uses. R&D includes basic and applied research, application of such knowledge to the production process, research facilities, clean manufacturing and support services in a coordinated and high quality, aesthetic environment and incubator facilities for start-ups and growing tech/research companies. Campus settings with coordinated buildings and pedestrian environments are strongly encouraged. Employment intensive uses which allow existing buildings to be converted to high-tech office and makers space are also encouraged.”



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

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

PETITION OVERVIEW:

Requestion to approve a Primary Plat of 5 lots on 97.65 acres known as the Cadillac F1 Headquarters property. Subject site is generally located west of Hague Road with a common address of 10050 Hauge Road

Lot Standards:

There are five proposed lots and two blocks. Lot 1 is the proposed Cadillac F1 facility. The remaining lots will allow for future adjacent development.

Vehicular Access & Street Design:

Victory Lane and the proposed Formula Way are built to the City Standards but are at this time to remain private. Access will be provided off E 96th Street and Hague Road.

Pedestrian Improvements:

Paths and sidewalks will be located along all public and private roads, with access from the Nickel Plate Trail.

Open Space and Landscaping:

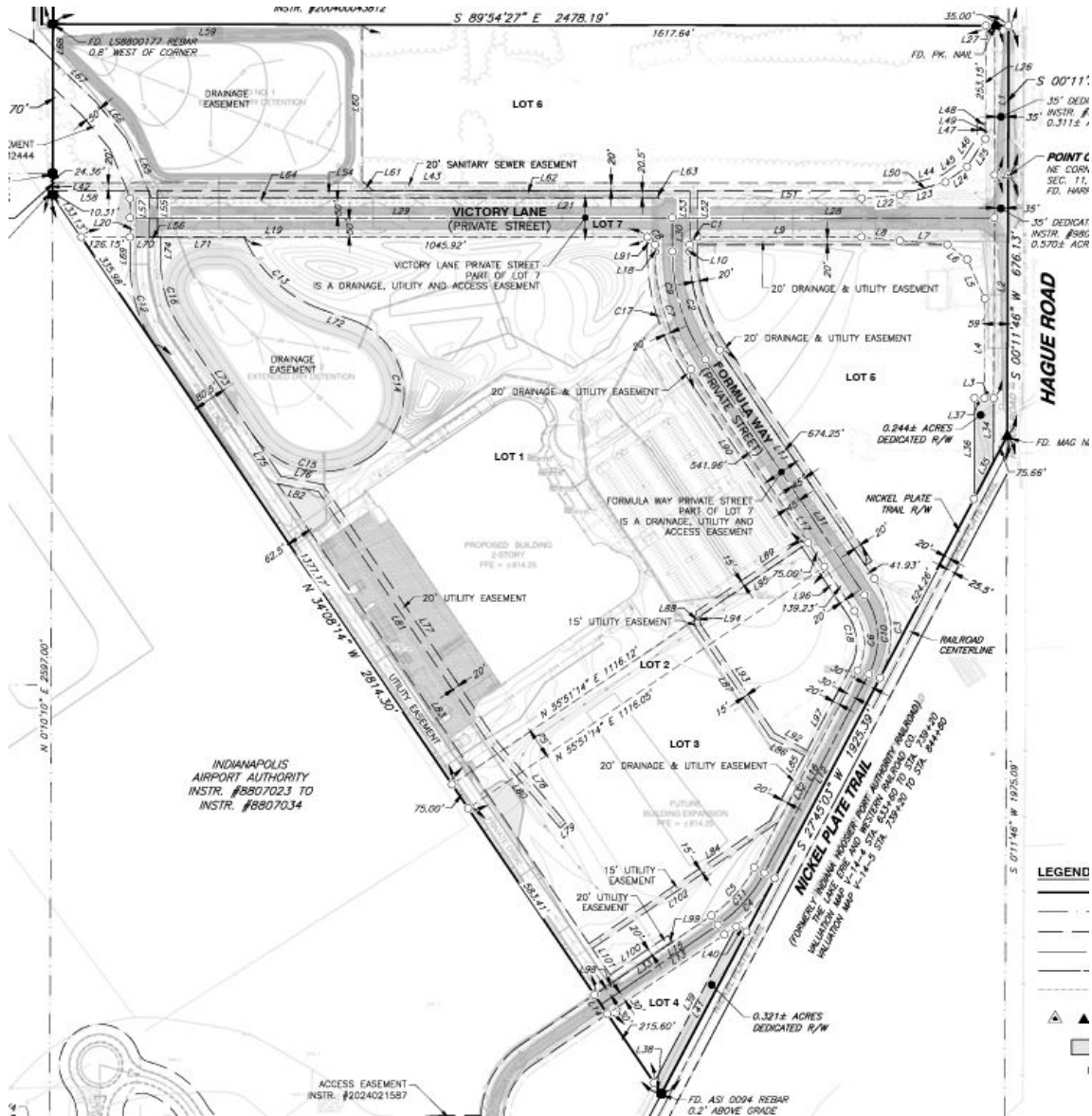
Signification native landscaping across the campus is approved with the Improvement Location Permit. Drainage basins are required for stormwater management.

Utilities:

Development will be required to coordinate all utilities.

Waivers Requested:

None.



Proposed Primary Plat

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on November 26, 2025. Staff recommended approval on the condition that all TAC comments are addressed.

STAFF RECOMMENDATION

- Approve, with Conditions
 Continue
 Deny
 No Recommendation