



## CITY OF FISHERS AGENDA

**BOARD/COMMISSION: Plan Commission**

**DATE: 12/3/2025 at 6:00 PM**

**ADDRESS: Fishers Municipal Center Theater,  
1 Municipal Drive, Fishers, IN 46038**

Members of the public can [submit comments to the board](#) 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/PlanCommission](https://fishersin.gov/PlanCommission).

1. **Call to Order**
2. **Pledge of Allegiance to The Flag of The United States**
3. **Roll Call**
4. **Approval of Previous Minutes**
  - a. Plan Commission Minutes for 11-5-25
5. **Public Hearings**
  - a. **Story Cottage**

**Parcel:** 13-15-03-00-00-013.001 & 13-15-03-00-00-013.000  
**Address:** 10982 Brooks School Road & 10990 Brooks School Road Fishers, IN 46037  
**Case:** RZ-25-6  
**Request:** Consideration of a rezone of 1.3 acres from R2 Residential District to C-Low Commercial Low-Impact District with Conditions for a maximum square footage of 7,500 sqft and the memory care facility use.  
**Applicant:** Rick Lawrence ([rick@nf-law.com](mailto:rick@nf-law.com))  
**Planner:** Ross Hilleary ([hillearyr@fishersin.gov](mailto:hillearyr@fishersin.gov))

**6. 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

**7. Summary of Council Action**

**8. Adjournment**

**CITY OF FISHERS  
ADVISORY PLAN COMMISSION MINUTES  
Fishers Municipal Center Theater  
November 5, 2025**

**The meeting of the Advisory Plan Commission convened at 6:00 p.m.**

**Mr. Stevenson confirmed quorum and called the meeting to order.** Present were: Selina Stoller, Kim Logan, Angie Frazier, Rick Fain, Bruce Molter, Pete Peterson. Brad Dereamer, Howard Stevenson, Katie Jackson were not present.

Others present: Rodney Retzner, Ross Hilleary, Paul Walters, Kay Prange, Sue and Jack Follmar .

**Mr. Peterson asked for a Motion for the Minutes of the 8-6-25 Meeting. Ms. Logan a Motion to approve, seconded by Mr. Fain. The Minutes were approved, 6-0.**

**Public Hearing:**

**Parcel: Citywide**

**Case: TA-25-4**

**Request: Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations and 12. Definitions.**

**Applicant: City of Fishers**

**Planner: Ross Hilleary ([hillearyr@fishersin.gov](mailto:hillearyr@fishersin.gov))**

**Mr. Hilleary presented the UDO update. It includes Chapter 3, min/max was clarified.**

**Ch. 5- Car Condominiums not permitted**

**Ch. 12- Car Condominiums not permitted**

**Mr. Peterson opened the Public Hearing. Seeing no one to speak, he closed the Public Hearing.**

**He then asked for a Motion.**

**Ms. Logan made a Motion to send a positive recommendation to Council, with Mr. Fain seconding.**

**The Motion was approved, 6-0.**

**The Meeting was adjourned at 6:06 pm.**

Respectfully Submitted by:

Kay Prange, Recording Secretary

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# Advisory Plan Commission Staff Report

Meeting Date: December 3, 2025

**DEPARTMENT CONTACT:**

Ross Hilleary ([hillearyr@fishersin.gov](mailto:hillearyr@fishersin.gov))

**CASE NUMBER:**

RZ-25-6

**PETITIONER:**

Rick Lawrence ([rick@nf-law.com](mailto:rick@nf-law.com))

**PROPERTY ADDRESS/LOCATION:**

10982 & 10990 Brooks School Road  
13-15-03-00-00-013.001 & 13-15-03-00-00-013.000

**REQUEST:** Consideration of a rezone of 1.3 acres from R2 Residential District to C-Low Commercial Low-Impact District with Conditions for a maximum square footage of 7,500 sqft and the memory care facility use.

**APPLICABLE REGULATIONS:**

City of Fishers Unified  
Development Ordinance

**EXISTING ZONING:**

R2 Residential

**FISHERS 2040:**

Suburban Residential

**Lot Size:** .86 Acres

**LOCATION MAP**



**STAFF RECOMMENDATION**

Favorable Recommendation

Unfavorable Recommendation

No Recommendation

RZ-25-6  
December 3, 2025

**ZONING OVERVIEW:**

This property is zoned R2 Residential. The R2 District is intended to be provide for single-family homes in a lower density range of approximately 1.0 to 1.7 dwelling units per acre.



Zoning Map

**REZONING REQUEST:**

Rick Lawrence on behalf of Story Cottage is requesting a rezone the property from R2 Residential to C-Low Commerical Low-Impact District to allow for a 7,500 square feet 12-bed memory care facility.

Commerical Low-Impact has the following permitted uses: office, beauty/hair salon, day spa, nail salon with a limitation of 4,500 square feet The intent of the zoning district is allow for residential “orphaned” lots, not part of a typical subdivision, along primary corridors to be redeveloped with low-impact commerical uses while retaining the residential character.

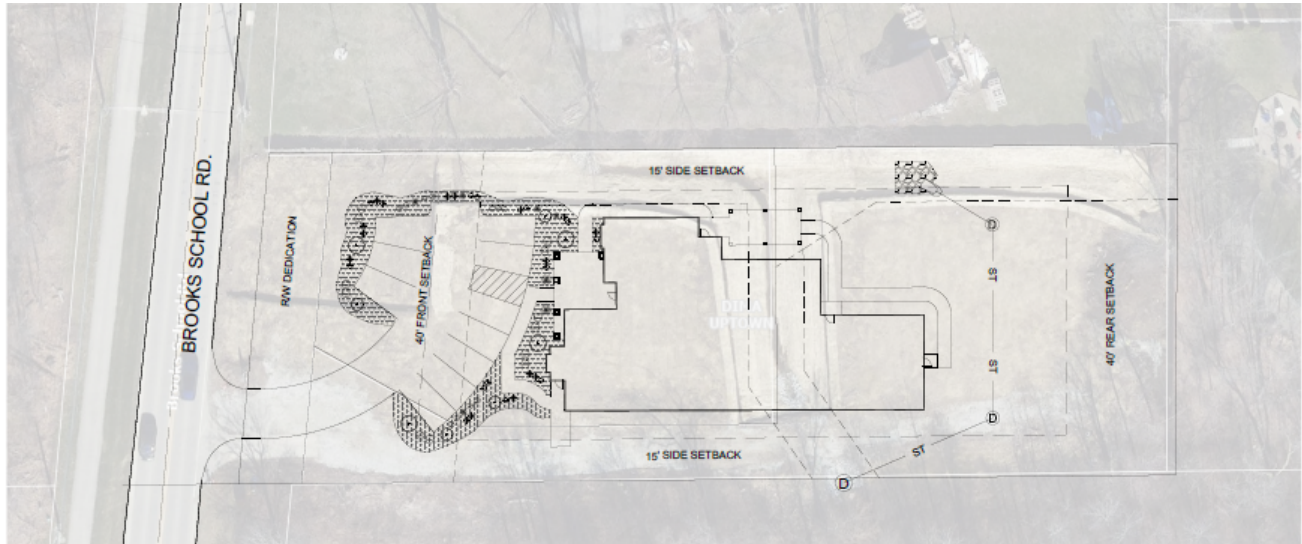
This conditional zoning would allow for memory care as a use and an increase of the maximum square footage to 7,500 square feet.

RZ-25-6

December 3, 2025

A preliminary site plan and elevation are included which would be required to be substantially similar and meet all other UDO requirements and standards. A single access drive would be permitted off Brooks School Road.

These two subdivided lots would be combined for the development.



*Concept Site Plan included in the Ordinance, labeled as Exhibit C*



*Proposed Elevation included in the Ordinance, labeled as Exhibit D*

**PUBLIC COMMENTS:**

There was inquiry about the property from Lisa Carr, address not given, regarding the following questions:

- *Can you describe what constitutes a Low Commercial-Low Impact District with conditions?*
- *How many beds are anticipated?*
- *How many stories will this be?*
- *How many employees will work there?*
- *How many parking spaces will there be?*
- *How do you anticipate this will impact an already traffic-congested section of Brooks School Rd?*

Answers are below:

- *The C-Low Impact District is described above under **Rezoning Request***
  - *Maximum of 12 beds*
  - *Max height is 35 feet*
  - *2-3 employees at any given time*
  - *10 parking spaces*
  - *No vehicular impact to the Brooks School Road is anticipated by the improvements, employees or visitors*
- 

**ORDINANCE CONDITIONS:**

These following conditions are outlined in the Ordinance:

- A. Use shall include Memory Care Group Home for adults; and
  - B. Maximum floor area shall be 7,500 square feet; and
  - C. Substantially similar Site Plan as depicted in Exhibit C; and
  - D. Substantially similar architecture as depicted in Exhibit D
- 

**STAFF RECOMMENDATION:**

While the comprehensive plan calls for Suburban Residential staff believes this use and zoning district is an acceptable reuse of the property by providing small scale memory care within our community, that keeps and maintains a residential character.

When making their decision, Plan Commission shall be reasonable regard to:

RZ-25-6

December 3, 2025

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has a favorable recommendation.

This item is anticipated to go to the City Council on December 15, 2025 for Final Reading.

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**STAFF RECOMMENDATION**

Favorable Recommendation

Unfavorable Recommendation

No Recommendation

**ORDINANCE NO. 111725F**  
**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FISHERS,**  
**HAMILTON COUNTY, INDIANA**

This is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance (“UDO”) for the City of Fishers (the “City”), previously enacted by the City pursuant to its authority under the laws of the State of Indiana IC 36-7-4 et seq., as amended.

WHEREAS, the City’s Plan Commission has conducted a public hearing on December 3, 2025 for case RZ-25-6 as required by law in regard to the proposal to amend the City’s Official Zoning Map to designate the real estate identified on Exhibit A, attached hereto and incorporated herein (the “Real Estate”), as within the C-Low Commerical Low Impact zoning district; and

WHEREAS, the Plan Commission at its December 3, 2025 meeting sent a \_\_\_\_\_ recommendation to the Fishers City Council by a vote of \_\_\_ in favor and \_\_\_ opposed; and

WHEREAS, to support its long-term vision for the City, the Council desires to adopt certain amendments to the Official Zoning Map.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

**Section 1. Declaration.** The City’s Official Zoning Map is hereby amended to designate the Real Estate as within the C-Low zoning district with the following condition:

- A. Use shall include Memory Care Group Home for adults; and
- B. Maximum floor area shall be 7,500 square feet; and
- C. Substantially similar Site Plan as depicted in Exhibit C; and
- D. Substantially similar architecture as depicted in Exhibit D.

**Section 2. Purpose and Intent.** The purpose and intent of this text amendment is to support the City’s long-term vision for the City.

**Section 3. Approval.** This amendment shall become effective upon its adoption and publication in accordance with Indiana law. Development of the Real Estate shall be governed entirely by the provisions of the C-Low zoning district with conditions and the provisions of the UDO.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this \_\_\_\_ day of December, 2025.

**ORDINANCE NO. 111725F**

**COMMON COUNCIL OF THE CITY OF FISHERS,  
HAMILTON COUNTY, INDIANA**

**YAY**

**NAY**

**ABSTAIN**

	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the \_\_\_\_\_ day of December, 2025, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_  
Jennifer L. Kehl, City Clerk

**MAYOR'S APPROVAL**



\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**

**MAYOR'S VETO**

\_\_\_\_\_  
**Scott A. Fadness, Mayor**

\_\_\_\_\_  
**DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038  
"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

**ORDINANCE NO. 111725F**

**EXHIBIT A**  
*Legal Description*

Commencing at the southeast corner of the Northeast Quarter of said Section 3; thence South 89 degrees 27 minutes 24 minutes West along the South line of said Northeast Quarter, 1096.26 feet to the POINT OF BEGINNING of this description, said point also being the southwest corner of Sandstone Knoll Section II recorded as Instrument Number 1999909950119, Plat Cabinet 2, Slide 306 in the Office of the Recorder for Hamilton County, Indiana and also being a point on the boundary of Breakwater Subdivision recorded as Instrument Number 9102967, Plat Cabinet 1, Slide 152 in said Recorder's Office; thence continuing South 89 degrees 27 minutes 24 seconds West along the South line of said Northeast Quarter and said boundary of Breakwater Subdivision 341.12 feet to the to the southeast corner of a parcel of land described in Instrument Number 2008-013438 in said Recorder's Office; thence North 05 degrees 21 minutes 12 seconds East on and along the East line of said parcel of land 120.62 feet to the to the northeast corner of said parcel of land, said point also being on the boundary of a parcel of land recorded as Instrument Number 9541304 in the aforesaid Recorders Office; thence North 89 degrees 27 minutes 24 seconds East 330.64 feet on and along said boundary to a point on the West line of the aforesaid Sandstone Knoll Section II; thence South 00 degrees 22 minutes 13 seconds West on and along said West line 120.00 feet to the place of beginning containing 0.925 acre, more or less, subject to all legal highways, rights-of-ways, easements and restrictions of record. This subdivision consists of 2 lots numbered 1 and 2. The dimension of lots and width of streets are shown in feet and decimal parts thereof.

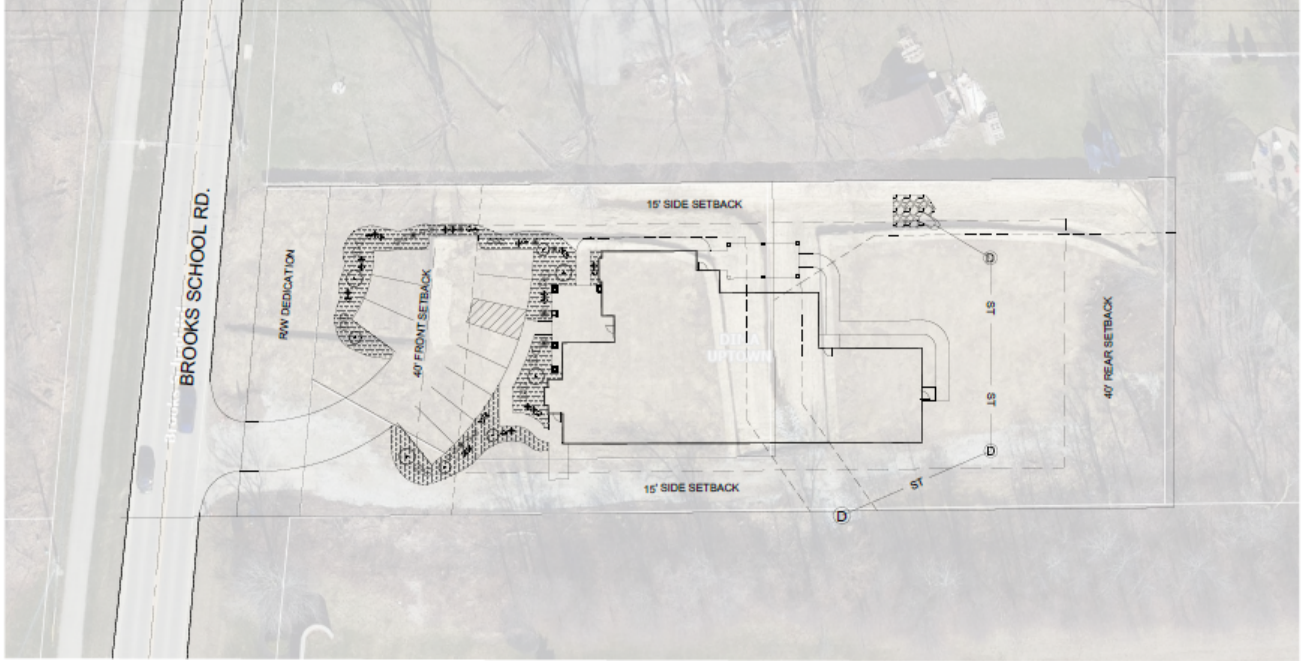
*10982 Brooks School Road & 10990 Brooks School Road Fishers, IN 46037  
13-15-03-00-00-013.001 & 13-15-03-00-00-013.000*

**EXHIBIT B**  
*Location Map*



*10982 Brooks School Road & 10990 Brooks School Road Fishers, IN 46037  
13-15-03-00-00-013.001 & 13-15-03-00-00-013.000*

**EXHIBIT C**  
*Concept Site Plan*



*10982 Brooks School Road & 10990 Brooks School Road Fishers, IN 46037  
13-15-03-00-00-013.001 & 13-15-03-00-00-013.000*

**EXHIBIT D**  
*Proposed Elevation*

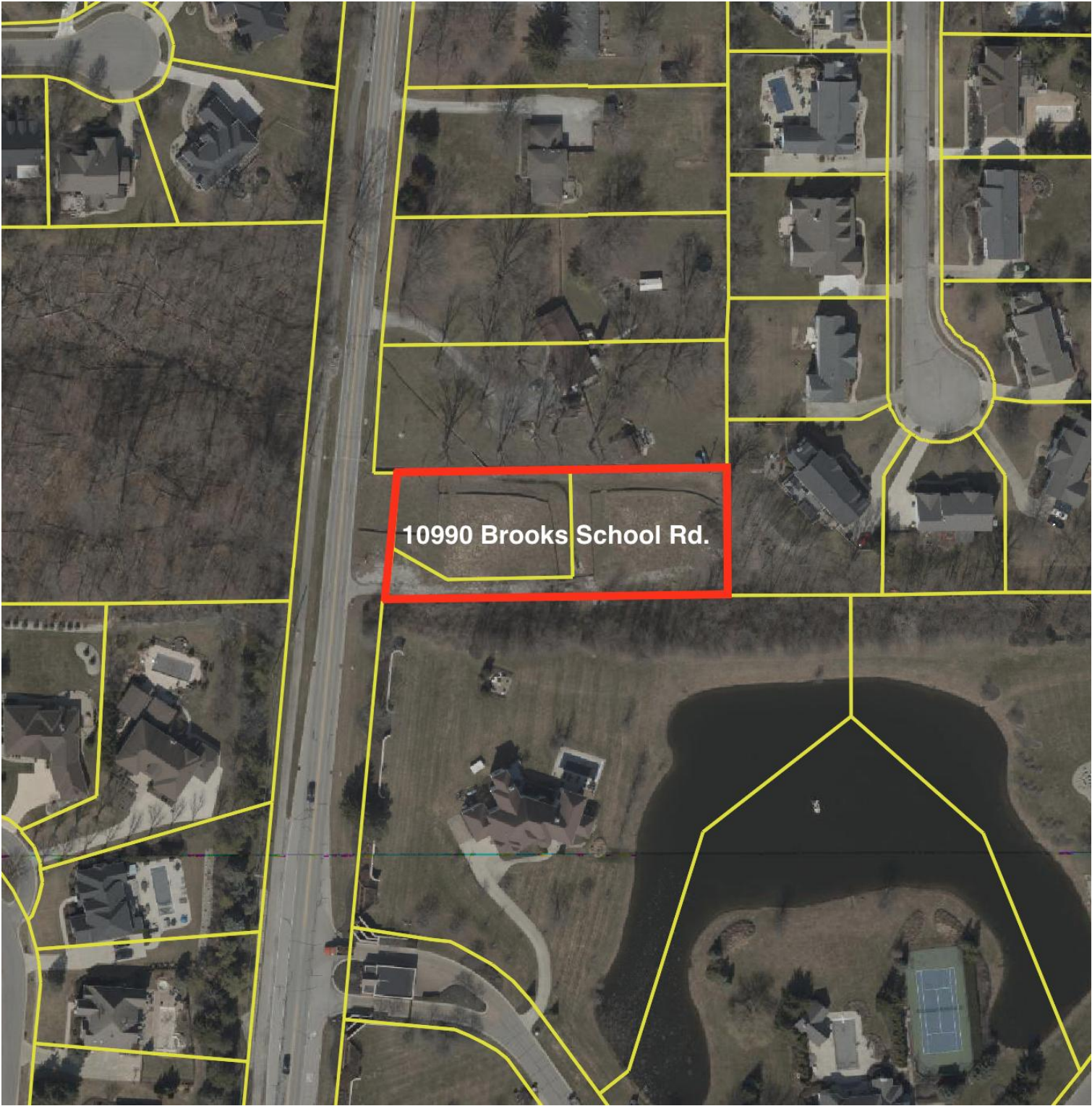


*10982 Brooks School Road & 10990 Brooks School Road Fishers, IN 46037*  
*13-15-03-00-00-013.001 & 13-15-03-00-00-013.000*

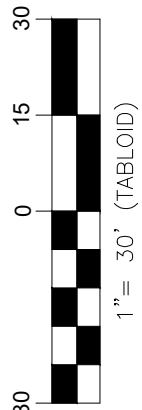
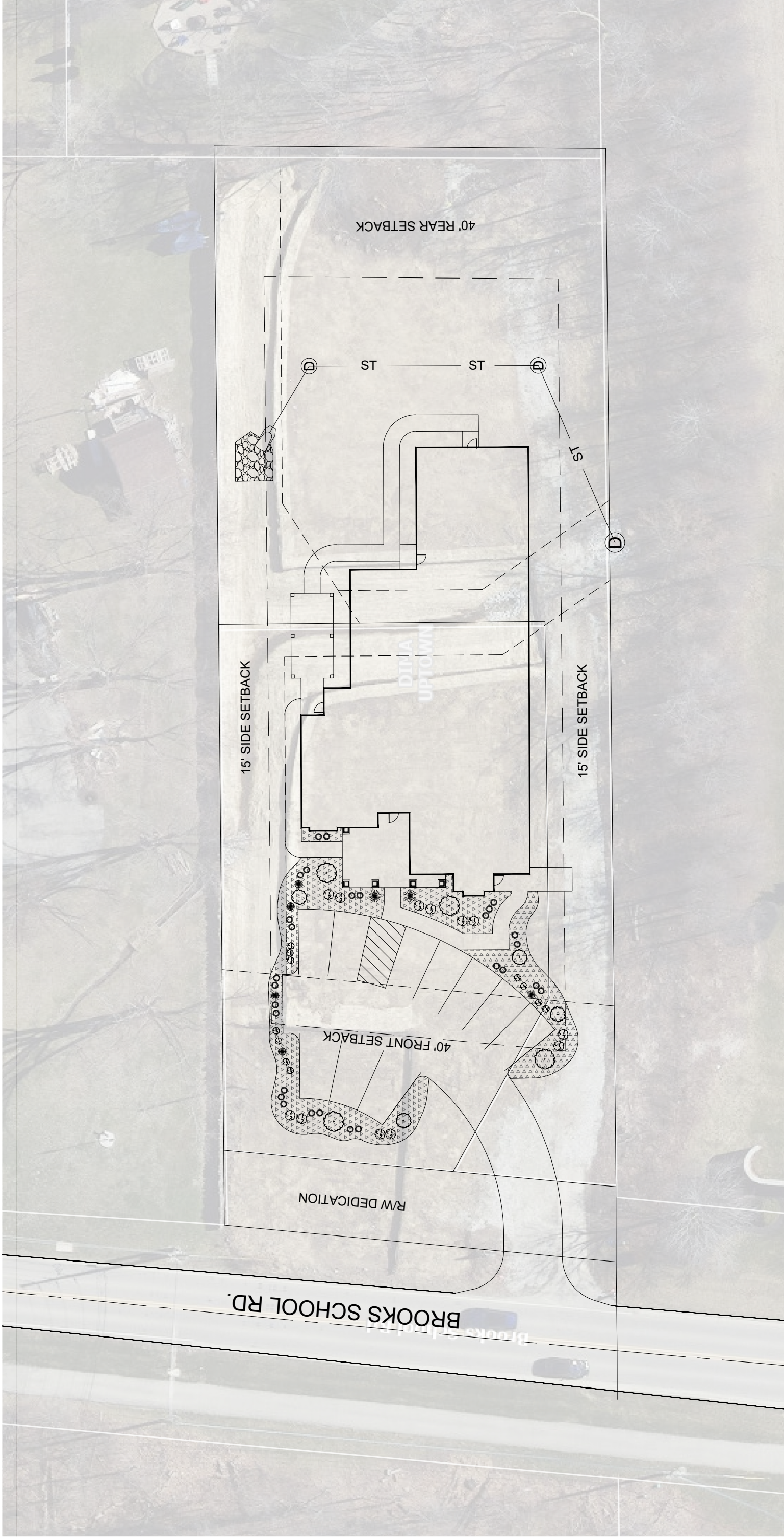
**Story Cottage Rezoning Explanation**  
**Senior Group Home Proposed for 10990 Brooks School Road**

Story Custom Development, LLC has filed a rezone petition with the City of Fishers seeking approval to locate a Senior Group Home on parcels of real estate that consist of approximately 0.86 acres and are commonly known as 10990 Brooks School Road and 10982 Brooks School Road, Fishers, IN (collectively, the “Real Estate”). The Real Estate is located east of and adjacent to Brooks School Road and is zoned R-2 Residential.

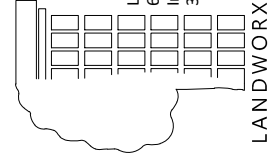
By way of background, Story Cottage offers a boutique memory care concept to its senior residents where compassion meets luxury living. Story Cottage is dedicated to providing a unique and personalized approach in a safe home-like environment, including individual bedrooms, community spaces and tailored activities to assist its residents in feeling purposeful engagement. Story Cottage currently operates a Senior Group Home at two locations in Carmel and two locations on the northside of Indianapolis. A fifth home is under construction in Carmel. The proposed home will consist of twelve (12) bedrooms to accommodate a maximum of twelve (12) residents, including community spaces, a kitchen space and a small outdoor patio. Enclosed are a site location map, site plan and elevations and perspectives which illustrate the design character and quality for the proposed home.



10990 Brooks School Rd.



**FISHERS STORY COTTAGE CONCEPT**  
**10990 BROOKS SCHOOL RD.**  
**FISHERS, INDIANA**  
**11/14/2025**



LandWorX Engineering, LLC  
 6311 E. Westfield Blvd.  
 Indianapolis, Indiana 46220  
 317.616.0177

LANDWORX



For Illustrative Purposes Only



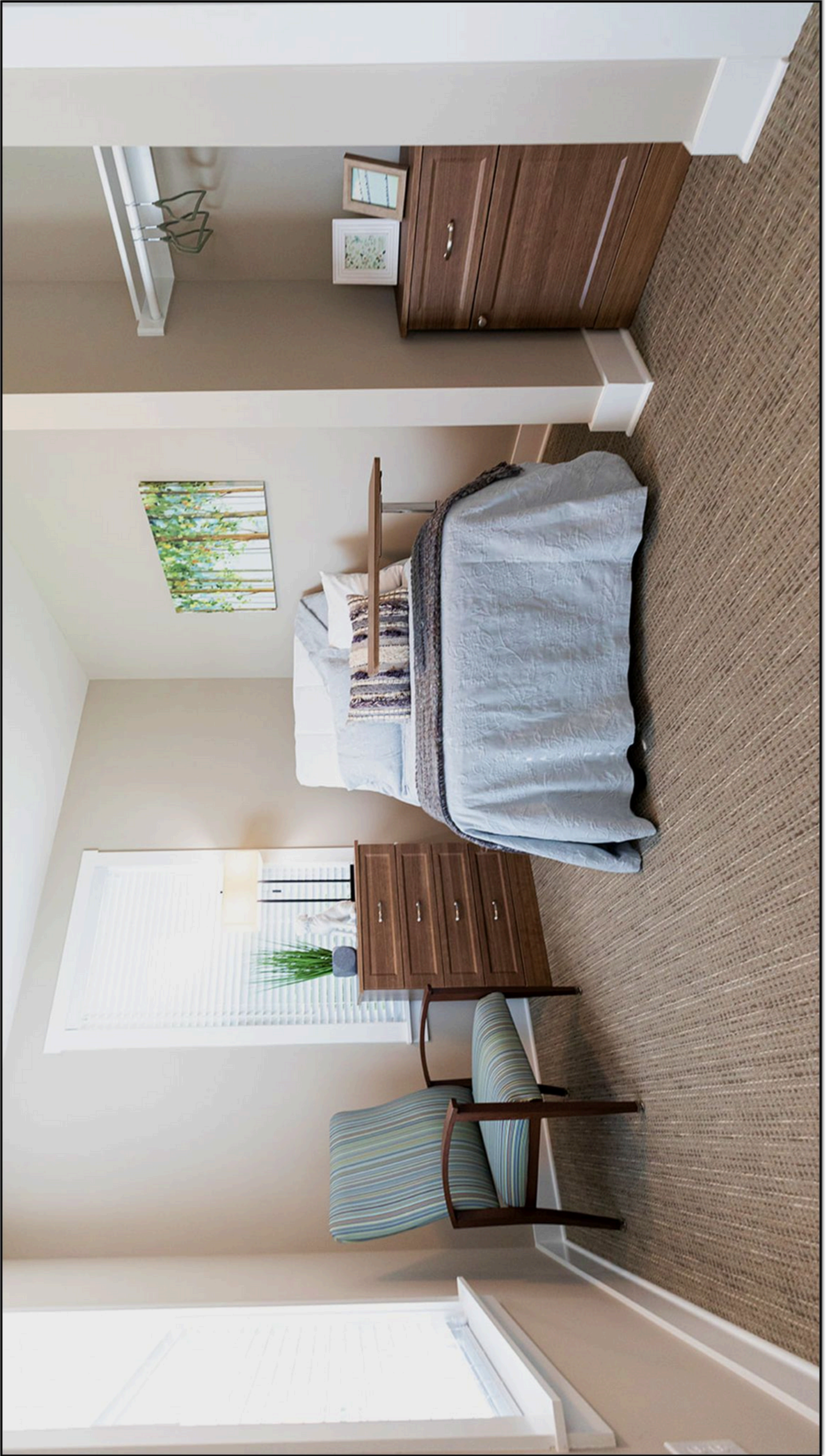
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