



## CITY OF FISHERS AGENDA

**BOARD/COMMISSION: Board of Zoning Appeals – Fishers**

**DATE: 1/28/2026 at 6:00 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/BZA](https://fishersin.gov/BZA).

1. **Call to order / Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Previous Minutes**
  - a. BZA Minutes - December 17, 2025
4. **Public Hearings**
  - a. **Appeal of an Administrative Determination of the Delaware Park PUD and UDO - REQUEST WITHDRAWN**  
**Case:** APL-25-2  
**Request:** Consideration of an Appeal of an Administrative Determination of the Delaware Park Planned Unit Development (“PUD”), Ord. No. 101121D and the Unified Development Ordinance (“UDO”) whereas Exhibit A and Section 4 of the PUD and Chapter 3 and Chapter 5 of the UDO was determined a “car condominium” was not a permitted use allowed by right within the Delaware Park PUD or the UDO.  
**Petitioner:** Faegre Drinker Biddle & Reath LLP on behalf of Torque Club LLC dba Torque Motor Suites  
**Planner:** Ross Hilleary

- b. **Verizon Telecommunications Tower – Land Use - REQUEST WITHDRAWN**  
**Parcel:** 14-14-03-00-00-025.000  
**Address:** 11148 Eller Rd  
**Case:** VA-25-23  
**Request:** Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow a telecommunications tower in an R2 zoning district. *This request is being sought in conjunction with VA-25-24.*  
**Petitioner:** Dave Coots on behalf of APC Towers/Verizon  
**Planner:** Grace Wiley
- c. **Verizon Telecommunications Tower – Development Standards - REQUEST WITHDRAWN**  
**Parcel:** 14-14-03-00-00-025.000  
**Address:** 11148 Eller Rd  
**Case:** VA-25-24  
**Request:** Consideration of two (2) Development Standards Variances from Section 5.3.3.C.1.a of the City's Unified Development Ordinance (UDO) to allow a telecommunications tower to be setback 63 feet from the west property line, which is less than the required 80% the height of the tower; and from Section 5.3.3.C.1.b of the City's UDO to allow a telecommunications tower to be setback 350 feet from the nearest residence to the south, which is closer than the required 500 feet setback from a residence. *This request is being sought in conjunction with VA-25-23.*  
**Petitioner:** Dave Coots on behalf of APC Towers/Verizon  
**Planner:** Grace Wiley
- d. **Starbucks Signage**  
**Parcel:** 19-11-34-00-21-004.001  
**Address:** 12590 E 116<sup>th</sup> St  
**Case:** VA-25-25  
**Request:** Consideration of a Development Standards Variance from Section 6.17.6.F.2 of the City's Unified Development Ordinance (UDO) to allow an individual ground sign along a perimeter street for a lot located within an integrated center development.  
**Petitioner:** Mistie Nigh on behalf of Starbucks  
**Planner:** Grace Wiley
- e. **Crew Carwash Signage**  
**Parcel:** 15-14-02-00-01-004.000  
**Address:** 11578 Allisonville Rd  
**Case:** VA-25-26  
**Request:** Consideration of three (3) Development Standards Variance from Section 6.17.6.E of the City's Unified Development Ordinance (UDO) to allow a second ground sign on a non-residential lot with less than 250 feet of property frontage; from Section 6.17.5.I of the UDO to allow an electronic message board; and from Section 6.17.9.C.3 of the UDO to allow wall-mounted drive aisle signs to be 6 square feet in size, rather than 4 square feet.  
**Petitioner:** Molly Pedersen on behalf of Crew Carwash

**Planner:** Grace Wiley

f. **Christ the Savior Columbarium – Land Use**

**Parcel:** 19-11-29-00-00-022.000

**Address:** 10500 E 126<sup>th</sup> St

**Case:** VA-25-27

**Request:** Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow a cemetery use in an R3 zoning district for the placement of a columbarium. *This request is being sought in conjunction with VA-25-28.*

**Petitioner:** Kevin Buchheit on behalf of Christ the Savior Lutheran Church

**Planner:** Grace Wiley

g. **Christ the Savior Columbarium – Development Standards**

**Parcel:** 19-11-29-00-00-022.000

**Address:** 10500 E 126<sup>th</sup> St

**Case:** VA-25-28

**Request:** Consideration of a Development Standards Variance from Section 5.3.1.B.1 of the City's Unified Development Ordinance (UDO) to allow a columbarium structure to be constructed without a perimeter wall or fence. *This request is being sought in conjunction with VA-25-27.*

**Petitioner:** Kevin Buchheit on behalf of Christ the Savior Lutheran Church

**Planner:** Grace Wiley

5. **Old Business**

6. **New Business**

7. **Staff Communication**

8. **Board Signatures – Findings of Fact**

9. **Adjournment**

**CITY OF FISHERS  
BOARD OF ZONING APPEALS  
MINUTES  
December 17, 2025**

**The Board of Zoning Appeals convened at 6:05 p.m.**

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson and Jeffrey Silvey. Greg Lannan was not present. Others in attendance: Rodney Retzner, Ross Hilleary, Lucas Smith, Kelly Lewark, Paul Walters, Claudio Bertolini, Mike Rogers, Dick Reidenbach and Ross Atteberry.

**Mr. Ferrucci made a Motion to approve the Minutes from the November 19, 2025 meeting, seconded by all. The Motion was approved, 4-0.**

**PUBLIC HEARINGS:**

**Reidenbach Rear Setback**

**Parcel:** 13-12-29-00-23-076.000

**Address:** 13378 Merryvale St

**Case:** VA-25-21

**Request:** Consideration of a Development Standards Variance from the Britton Falls PUD (Ord. #041413) Area 2 setback standards to allow for a rear setback of 5 feet for the installation of an attached pergola.

**Petitioner:** Claudio Bertolini

**Planner:** Lucas Smith

Mr. Bertolini, on behalf the Reidenbachs presented their request. The Reidenbachs are long-time Fishers residents who enjoy utilizing their outdoor space and wish to install a motorized louvered pergola. The overall height of the structure will be approximately 10 ft 8 in. Images and elevations were presented. Mr. Smith presented the staff report. The site is in Area 2 of the Britton Falls PUD which requires a minimum rear setback of 15 feet. The petitioner is requesting a reduction to 5 feet. A drainage easement permit has been obtained from the Department of Public Works, as the proposed pergola does extend into the rear drainage easement. Staff presented no recommendation. If the board wishes to grant approval, staff requests the approval letter be recorded with the County.

**Mr. Ferrucci opened and closed the Public Hearing.**

**Mr. Ferrucci asked for a Motion. Mr. Grinslade made a motion to approve, seconded by Mr. Silvey. The Motion was approved, 4-0.**

**Verizon Telecommunications Tower - Land Use – *CONTINUED TO JANUARY 2026***

**Parcel:** 14-14-03-00-00-025.000

**Address:** 11148 Eller Rd

**Case:** VA-25-23

**Request:** Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow a telecommunications tower in an R2 zoning district.

**Petitioner:** Dave Coots

**Planner:** Lucas Smith

**Verizon Telecommunications Tower – Development Standards – *CONTINUED TO JANUARY 2026***

**Parcel:** 14-14-03-00-00-025.000

**Address:** 11148 Eller Rd

**Case:** VA-25-24

**Request:** Consideration of two (2) Development Standards Variances from Section 5.3.3.C.1.a of the City's Unified Development Ordinance (UDO) to allow a telecommunications tower to be setback 63 feet from the west property line, which is less than the required 80% the height of the tower; and from Section 5.3.3.C.1.b of the City's UDO to allow a telecommunications tower to be setback 350 feet from the south property line, which is closer than the required 500 feet setback from a residence.

**Petitioner:** Dave Coots

**Planner:** Lucas Smith

As there was no other business, the meeting was adjourned at 6:19 p.m.

Respectfully Submitted by:

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Kelly Lewark, Recording Secretary

DRAFT



## Board of Zoning Appeals Staff Report

Meeting Date: January 28, 2026

**DEPARTMENT CONTACT:**  
Grace Wiley

**CASE NUMBER:**  
VA-25-25

**PETITIONER:**  
Mistie Nigh

**PROPERTY ADDRESS/LOCATION:**  
12590 E 116<sup>th</sup> St

**REQUEST:** Consideration of a Development Standards Variance from Section 6.17.6.F.2 of the City's Unified Development Ordinance (UDO) to allow an individual ground sign along a perimeter street for a lot located within an integrated center development.

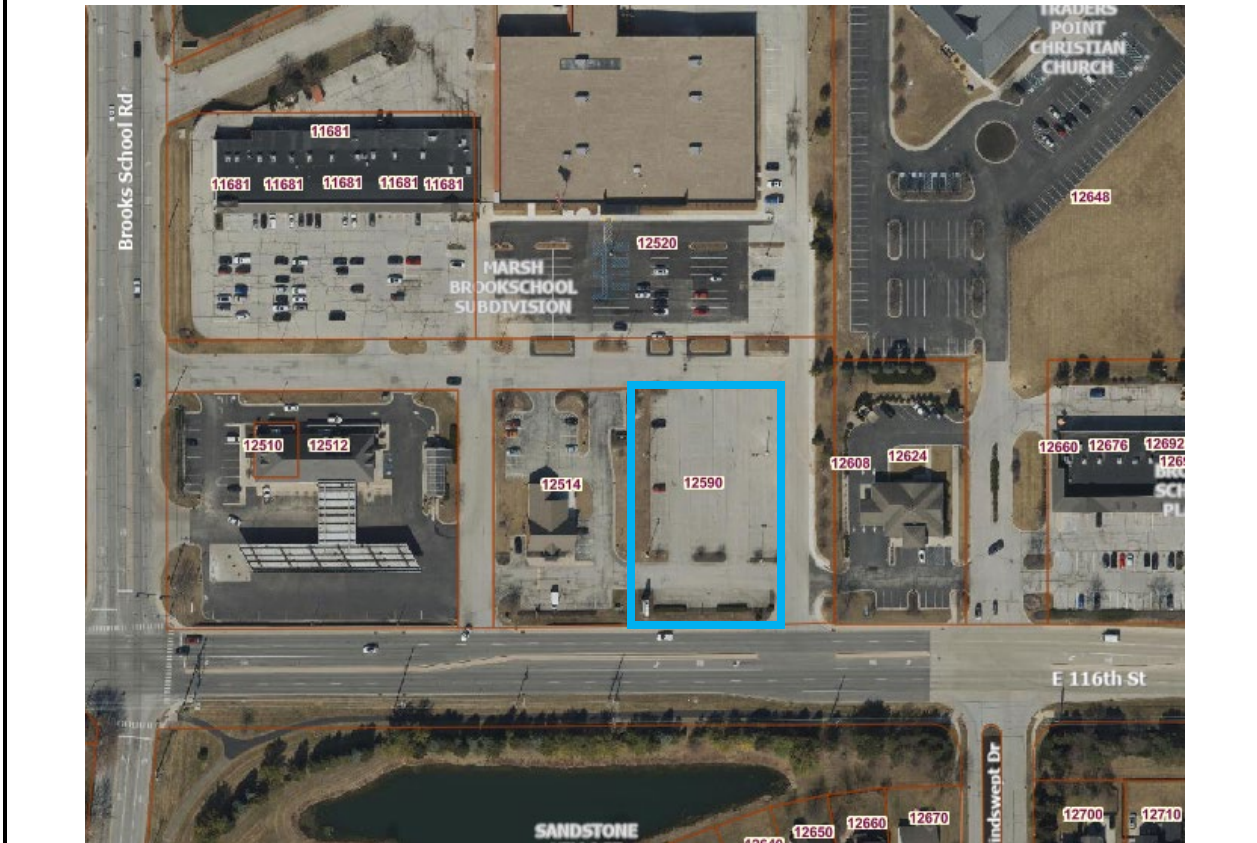
**APPLICABLE REGULATIONS:**  
City's Unified Development Ordinance (UDO)

**EXISTING ZONING:**  
C3 – Commercial District

**FISHERS 2040:**  
Neighborhood Mixed Use

**LOT SIZE:** 0.98 Acres

### LOCATION MAP



### STAFF RECOMMENDATION

- Approve, with Condition   
  Continue   
  Deny   
  No Recommendation

Meeting Date: January 28, 2026

Case Number: VA-25-25

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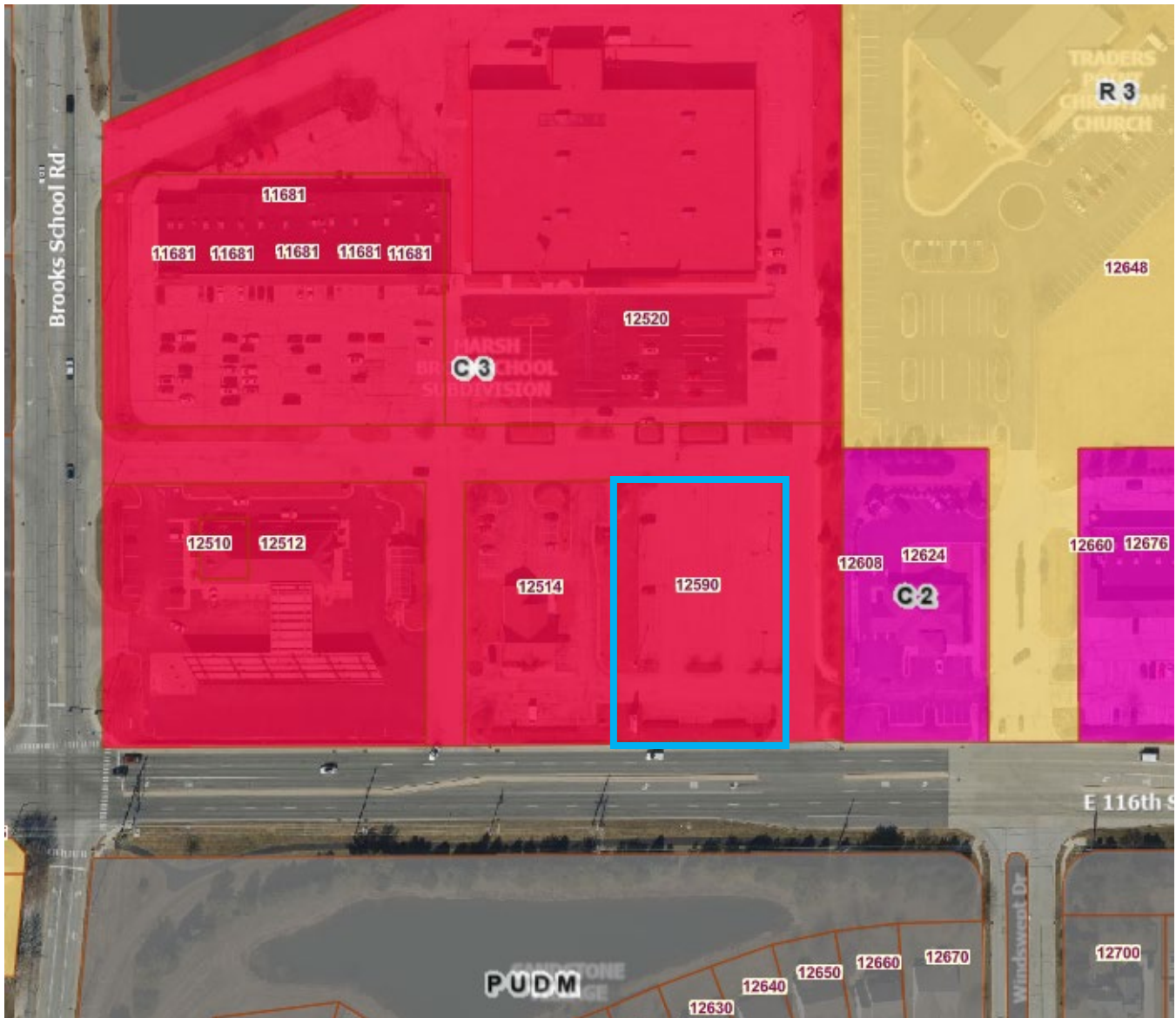
**ZONING HISTORY:**

This property is zoned C3, regulated by the City of Fishers Unified Development Ordinance (Ord. #07618F).

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**SURROUNDING LAND USE & ZONING:**

- North: C3 – Commercial District
- East: C3 – Commercial District; C2 – Neighborhood Business District
- South: PUDM – Mixed Use (Sandstone Village subdivision)
- West: C3 – Commercial District



FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as Neighborhood Mixed Use.



Neighborhood Mixed Use

PURPOSE

Mixed use district that provides a neighborhood-sized node of services, amenities and gathering space in a pedestrian friendly environment. Uses may be mixed vertically and horizontally. This designation is intended to provide opportunities for smaller-scale mixed use developments that are compatible with surrounding neighborhoods. This designation is intended to be of smaller scale and lower density than the regional mixed use category and have standards that are sensitive to the scale and character of surrounding neighborhoods.

LAND USES

- Low intensity commercial retail
- Office
- Low intensity employment center
- Community center, open space
- Upper floor residential

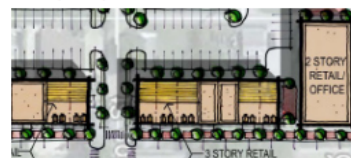
DENSITY/INTENSITY

- May vary depending on proximity to single-family residential areas. The UDO may include additional standards and utilize more than one zoning district to regulate this category.

DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Internal and external pedestrian and vehicular connectivity is required.
- A mix of architectural styles with minimal front setbacks and parking on street or in rear.
- Pedestrian accessible site and building design.

EXAMPLES: Neighborhood mixed use is envisioned at Olio Road and 116th Street, as well as Southeastern Parkway and Cyntheanne Road.



The rendering above is an example of a building-forward design that is typical in a walkable, neighborhood-scaled mixed use center.



The example above of a neighborhood mixed-use center is of a scale that is appropriate for this category. The building-forward design has ground floor restaurants and shops with condominiums above.

**SUMMARY OF PUBLIC COMMENTS:**

At the time of writing this Staff Report, no public comments have been received.

**PETITION OVERVIEW:**

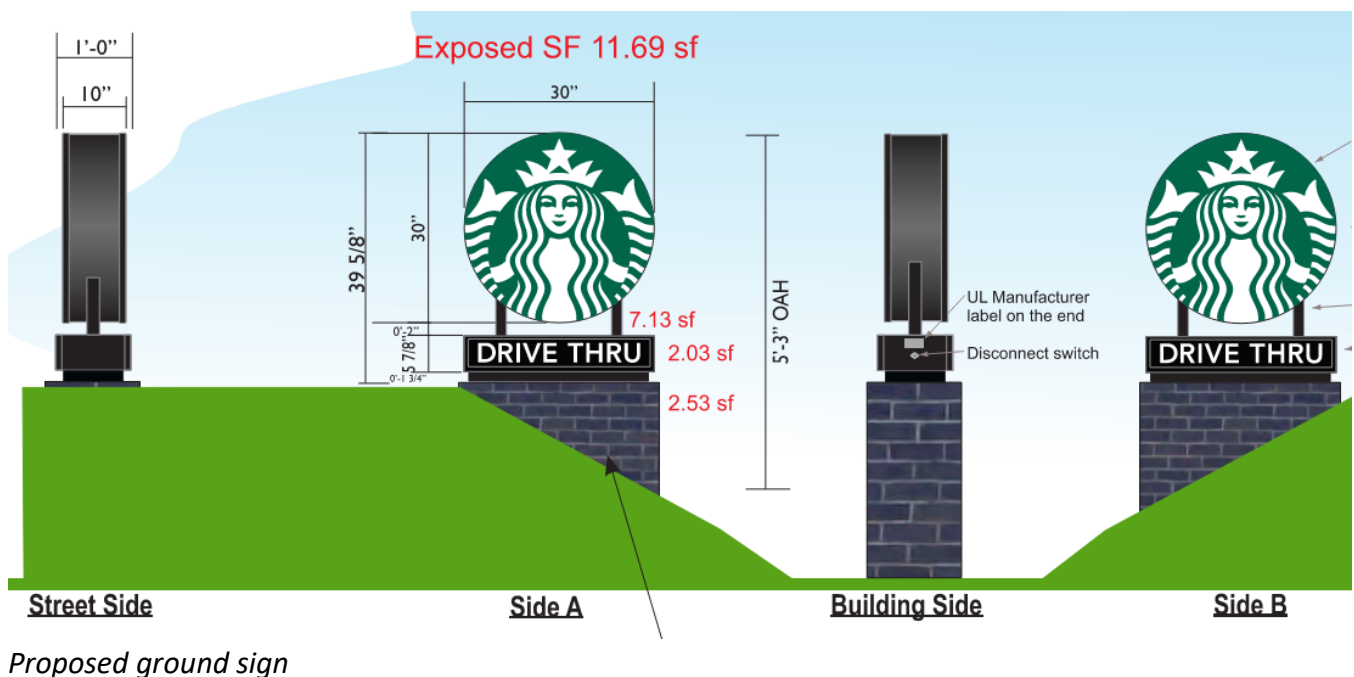
The petitioner is requesting a Development Standards Variance from Section 6.17.6.F.2 of the City's Unified Development Ordinance (UDO) to allow an individual ground sign along a perimeter street for a lot located within an integrated center development.

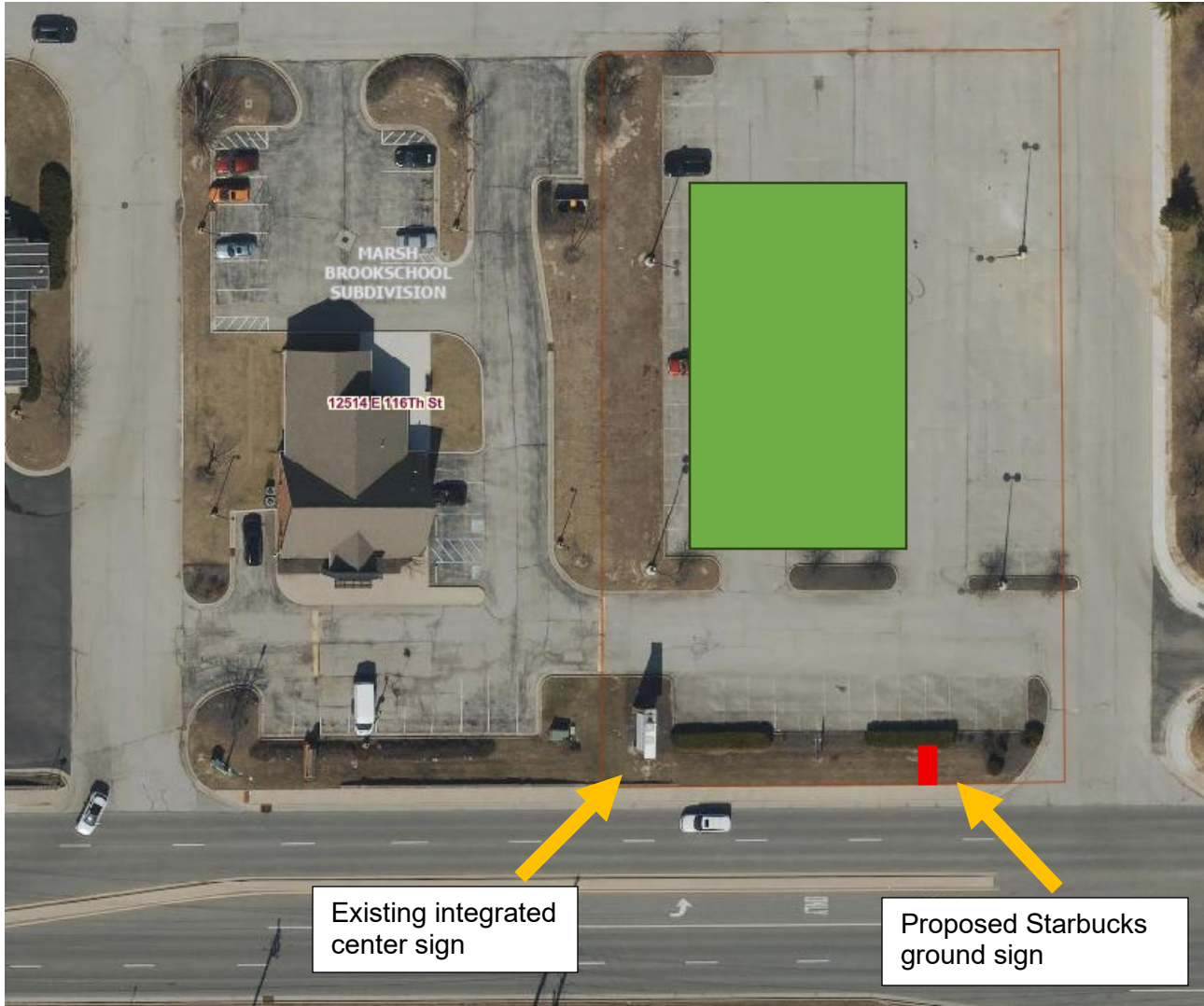
This lot is located within an integrated center with an existing integrated center sign. The UDO states that "Lots within the integrated center development shall be permitted one (1) additional 32 sf ground sign, with an overall height of 5 ft. Individual lot signs shall be located along an internal street within the integrated center, and not along the perimeter street."

The proposed ground sign will be located along E 116th Street. The proposed height is approximately 3 ft. 4 in. (39 5/8"). The proposed sign area is approximately 12 sq. ft. Fishers Engineering has reviewed the proposed location and confirmed that it will not impact sight triangles.



Existing integrated center sign





Proposed sign location. Green box represents the Starbucks building, as the available aerial is pre-construction.

**STAFF RECOMMENDATION:**

Staff has NO RECOMMENDATION to the BZA for this variance request.

If the Board approves this Variance Staff requests the following conditions, and any others sought by the Board:

1. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.

**STAFF RECOMMENDATION**

- Approve, with Conditions     Continue     Deny     No Recommendation

RE: STARBUCKS 12590 E 116TH ST  
VARIANCE HEARING

Starbucks is asking the city to allow for a Variance to install a new ground sign at this location. Currently the City's strict ordinance restricts the install of ground sign at this location. Not allowing a ground sign here restricts visibility of the business to the customers. This location currently sits approximately 50' from the road restricting customers knowledge of the location and entrance. This could possibly cause traffic issues as customers would not become aware of location or entrance till they were right up on it. Possibly forcing them to make quick decisions or turns. Customers traveling west would not see the location till they were right up on it possibly causing them to miss the

entrance and having to turn around or into neighboring businesses which would cause more or unwanted traffic for them. Allowing the sign would help in preventing this. Majority of the businesses in this area do also have their own ground signage as well. Starbucks will ensure the base and the size of the sign match the building and blend well and are similar as the other signs in the area.

# D/F ILLUMINATED MONUMENT

SBC-25-76285-20

Qty. 1

K

**HILTONDISPLAYS**  
 125 HILLSIDE DRIVE • GREENVILLE SC 29607  
 P 800 353 9132 • F 864 242 2204  
 www.hiltondisplays.com

**QID 25-76285**

**JOB NAME**

Starbucks 87227

**LOCATION**

116th & Brooks School  
Fishers, IN

**CUSTOMER CONTACT**

**SALESMAN / PM**

Morgan Aussprung

**DESIGNER**

Laura DeVries

**DWG. DATE**

3-4-25

**REV. DATE / REVISION**

3-12-25	8-18-25	11-12-25
3-14-25	9-18-25	11-18-25
3-19-25	10-15-25	11-20-25
7-9-25	10-16-25	
8-2-25	10-20-25	
8-5-25	10-27-25	

**SCALE**

As Noted

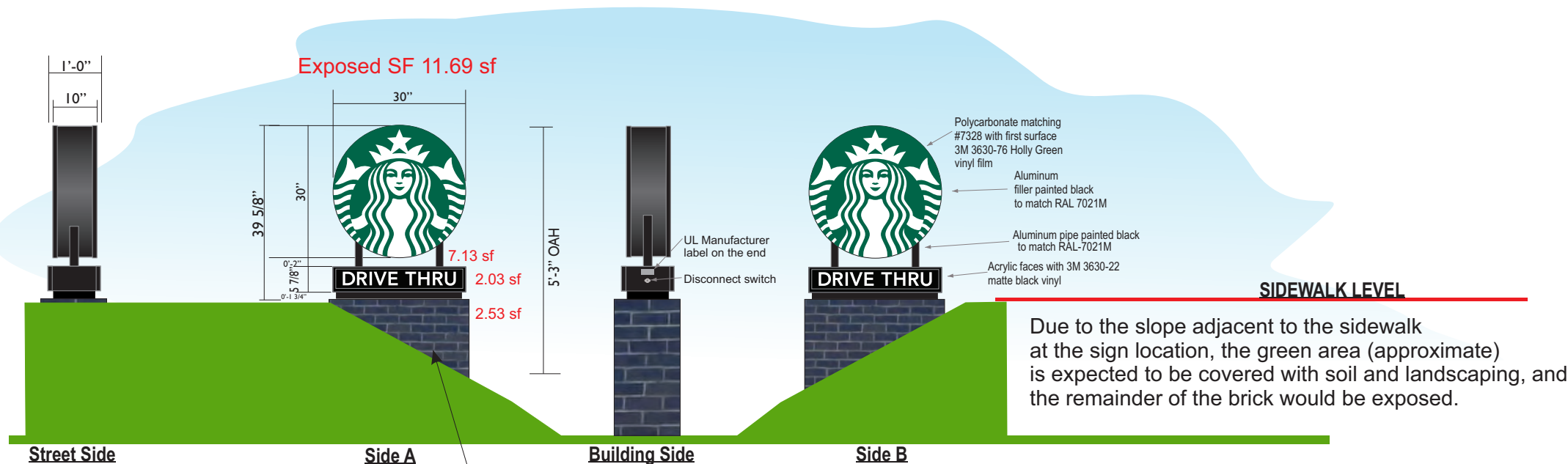
**FILE**

2025/Starbucks/Locations/  
Fishers IN/25-76285/  
SB Fishers IN 25-76285

**DESIGN SPECIFICATIONS ACCEPTED BY:**

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



Due to the slope adjacent to the sidewalk at the sign location, the green area (approximate) is expected to be covered with soil and landscaping, and the remainder of the brick would be exposed.

BRICK BASE TO MATCH BUILDING AND WILL BE PARTIALLY COVERED AS IT WILL BE INSTALLED INTO SLOPED LAND

**Sign Specifications:**

**Disk Cabinet:**

- .063" aluminum filler painted black to match RAL 7021M.
- 1" black Jewelite.
- Areas using black paint to match RAL 7021M shall have a max 20% gloss level.
- 3/16" white solar grade polycarbonate matching R&H #7328 with first surface applied 3M 3630-76 Holly Green vinyl film.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
- Graphic elements are internally illuminated using Sloan Prism Enlighten LED. All electrical components to be removable for service.

**Drive Thru Cabinet:**

- Fabricated .090" aluminum housing painted black to match RAL 7021M.
- Areas using black paint to match RAL 7021M shall have a max 20% gloss level.
- Acrylic face with 3M 3630-22 Matte Black vinyl with text and chevrons weeded out. 1" retainers.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- Welded aluminum construction. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
- Graphic elements are internally illuminated using Sloan Prism Enlighten LED's to be mounted on an internal baffle with self-contained power supply. All electrical components to be removable for service.

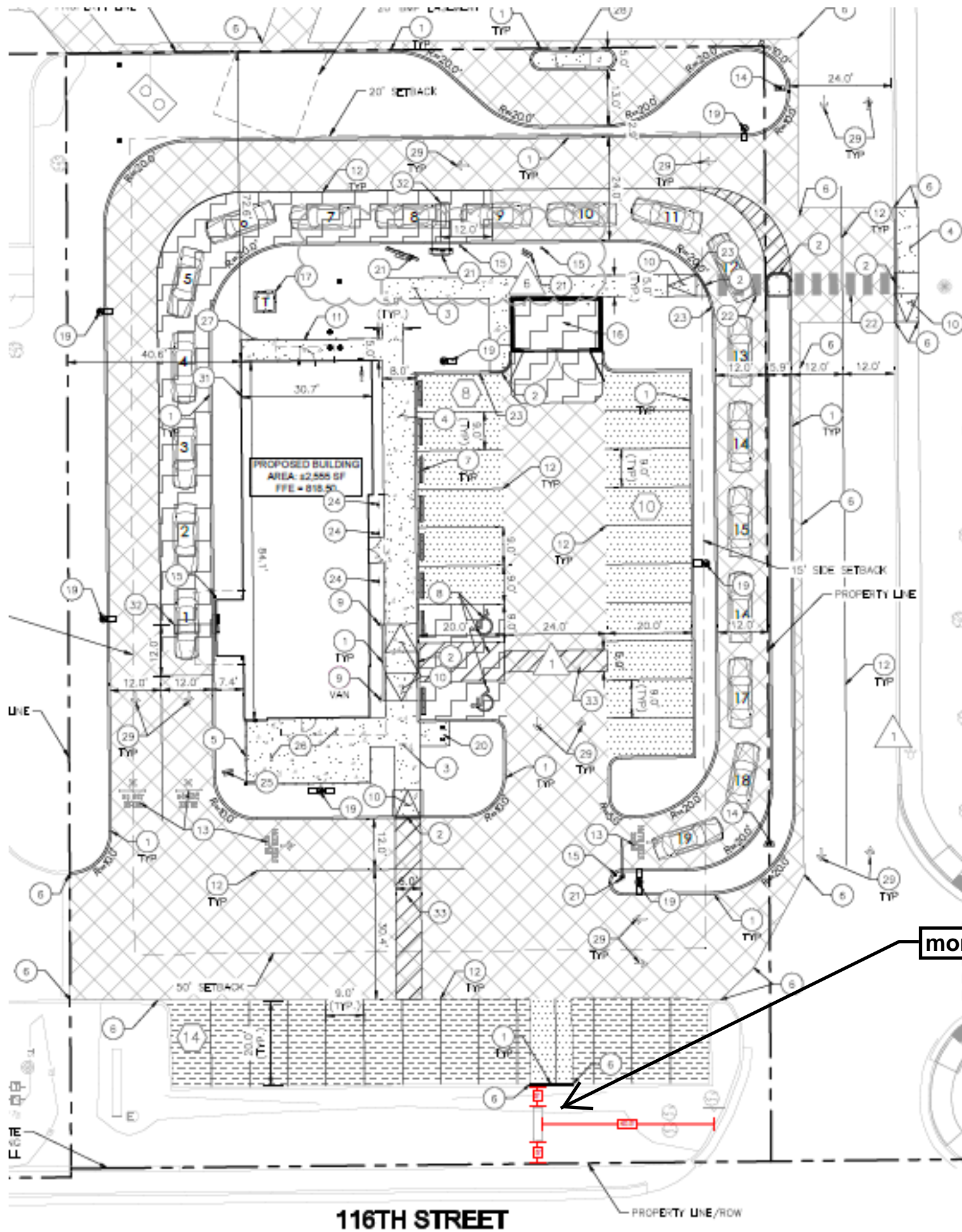
**Support:**

- Supporting structure will be all welded aluminum tube, pipe, channel and plate construction painted black to match RAL 7021M.
  - .090" routed aluminum base cover with reveal painted black to match RAL 7021M.
- Support structure and foundation type are subject to change upon review by licensed engineer if wind speeds based on geographic location of structure are greater than 115mph. Alternate wind speeds and soil conditions will result in alternate foundation type, structural tubing and/or pipe size used to support it.

**PROPOSED**



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

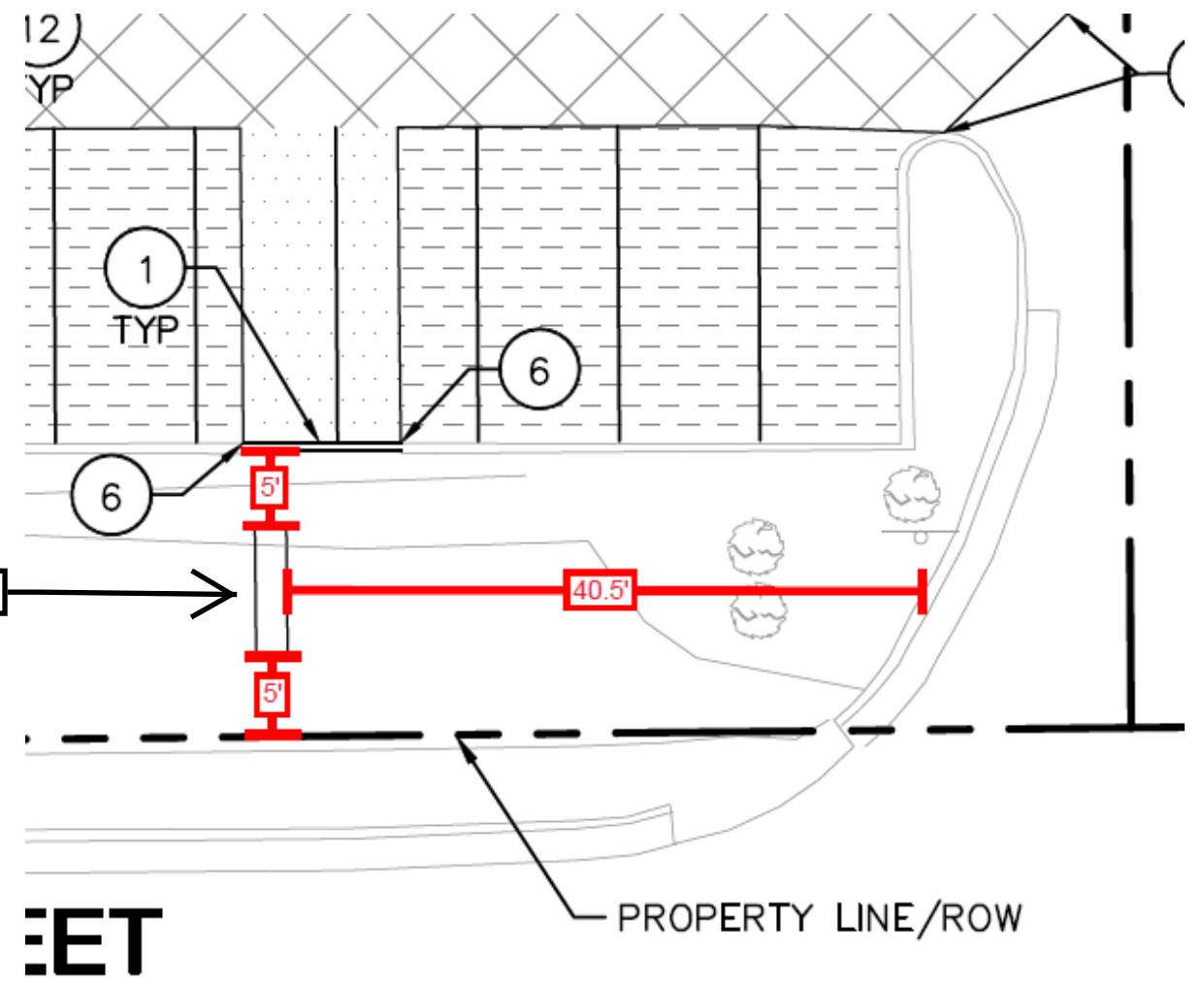


116TH STREET

PROPERTY LINE/ROW

monument location

monument



12' TYP

1 TYP

40.5'

5'

PROPERTY LINE/ROW

**24/7 DINK FISHERS PICKLEBALL**

**ExtraSpace Storage** BEHIND MARSH

*Cynthia's Hallmark*

**EL CAMINO REAL**  
MEXICAN RESTAURANT

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Brookschoool Road  
**Vet Clinic**

**MORELLIS**  
CLEANERS



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**R** AMERICA'S MUSIC SCHOOL

5'1" H x 10"W

**BMO** 

Fishers 4'3" H x 8'3" W

PICKLEBALL  
Storage



Cabinet: 4'8" H x 11'1" W



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FOR EARLY CHILDHOOD DEVELOPMENT

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KINDNESS IS LIKE SNOW IT  
BEAUTIFIES EVERYTHING IT COVERS!



7'1" H x 3'6" W



**Board of Zoning Appeals  
Staff Report**

**Meeting Date:** January 28, 2026

<b>DEPARTMENT CONTACT:</b> Grace Wiley	<b>CASE NUMBER:</b> VA-25-26
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<b>PETITIONER:</b> Molly Pedersen	<b>PROPERTY ADDRESS/LOCATION:</b> 11578 Allisonville Rd
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**REQUEST:** Consideration of three (3) Development Standards Variance from Section 6.17.6.E of the City's Unified Development Ordinance (UDO) to allow a second ground sign on a non-residential lot with less than 250 feet of property frontage; from Section 6.17.5.I of the UDO to allow an electronic message board; and from Section 6.17.9.C.3 of the UDO to allow wall-mounted drive aisle signs to be 6 square feet in size, rather than 4 square feet.

<b>APPLICABLE REGULATIONS:</b> City's Unified Development Ordinance (UDO)	<b>EXISTING ZONING:</b> C3 - Commercial	<b>FISHERS 2040:</b> Regional Mixed Use
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**LOT SIZE:** 0.94 Acres

**LOCATION MAP**



**STAFF RECOMMENDATION**

- Approve, with Condition   
  Continue   
  Deny   
  No Recommendation

Meeting Date: January 28, 2026

Case Number: VA-25-26

**ZONING HISTORY:**

This property is zoned C3, regulated by the City of Fishers Unified Development Ordinance (Ord. #07618F).

**SURROUNDING LAND USE & ZONING:**

- North: C3 – commercial
- East: C2 – neighborhood business district
- South: C3 – commercial
- West: C3 – commercial



**FISHERS 2040 COMPREHENSIVE PLAN**

The Fishers 2040 Plan identifies this area as Regional Mixed Use.



**Regional Mixed Use**

**PURPOSE**

Mixed use district that provides a community hub, with higher densities and intensities of commercial retail, employment centers, multi-family, attached residential, public spaces and institutional uses in a pedestrian friendly environment. The designation allows a broad range of commercial and employment uses, public services and a wide range of housing options. Development is pedestrian-oriented with a strong emphasis on design and street level activity and will range from low- to mid-rise in scale.

**LAND USES**

- > Commercial retail
- > Office
- > Employment center
- > Community center, open space
- > Upper floor residential

**DENSITY/INTENSITY**

- > May vary depending on proximity to single-family residential areas. The UDO may include additional standards and utilize more than one zoning district to regulate this category.

**DEVELOPMENT FEATURES**

- > Development shall protect and enhance natural environment.
- > Internal and external pedestrian and vehicular connectivity is required.
- > A mix of architectural styles with minimal front setbacks and parking on street or in rear.
- > Pedestrian accessible site and building design

**EXAMPLES:** Nickel Plate District, Saxony



The Depot at Nickel Plate is an example of a regional mixed use district, with retail and residences in the same structure. The garage parking provides opportunity for a building forward design and walkable streetscape.



Fishers District has examples of mixed use buildings with retail and office near a mix of attached and detached housing. The development features building-forward design with a walkable streetscape.

**SUMMARY OF PUBLIC COMMENTS:**

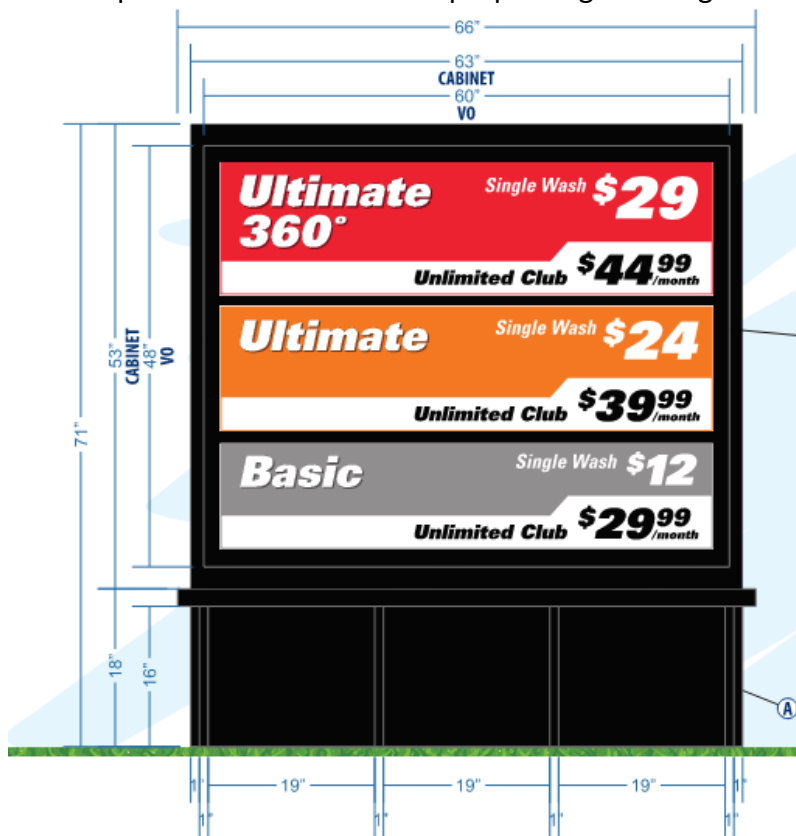
At the time of writing this Staff Report, no public comments have been received.

**PETITION OVERVIEW:**

The petitioner is requesting three Development Standards Variances:

- 1. A Development Standards Variance from Section 6.17.6.E of the City's Unified Development Ordinance (UDO) to allow a second ground sign on a non-residential lot with less than 250 feet of property frontage;
- 2. A Development Standards Variance from Section 6.17.5.I of the UDO to allow an electronic message board; and
- 3. A Development Standards Variance from Section 6.17.9.C.3 of the UDO to allow wall-mounted drive aisle signs to be 6 square feet in size, rather than 4 square feet.

The proposed signs are for a new Crew Carwash location. Variance requests #1 and #2 above are for a ground sign with an electronic message board. The property has an existing ground sign at the entrance, along Allisonville Road. Per the UDO, this property is only permitted one ground sign (based on the property frontage of less than 250 feet). This ground sign is intended to be an electronic message board, which is prohibited in Fishers. The proposed ground sign will be approximately 6 feet tall and 5 feet wide.

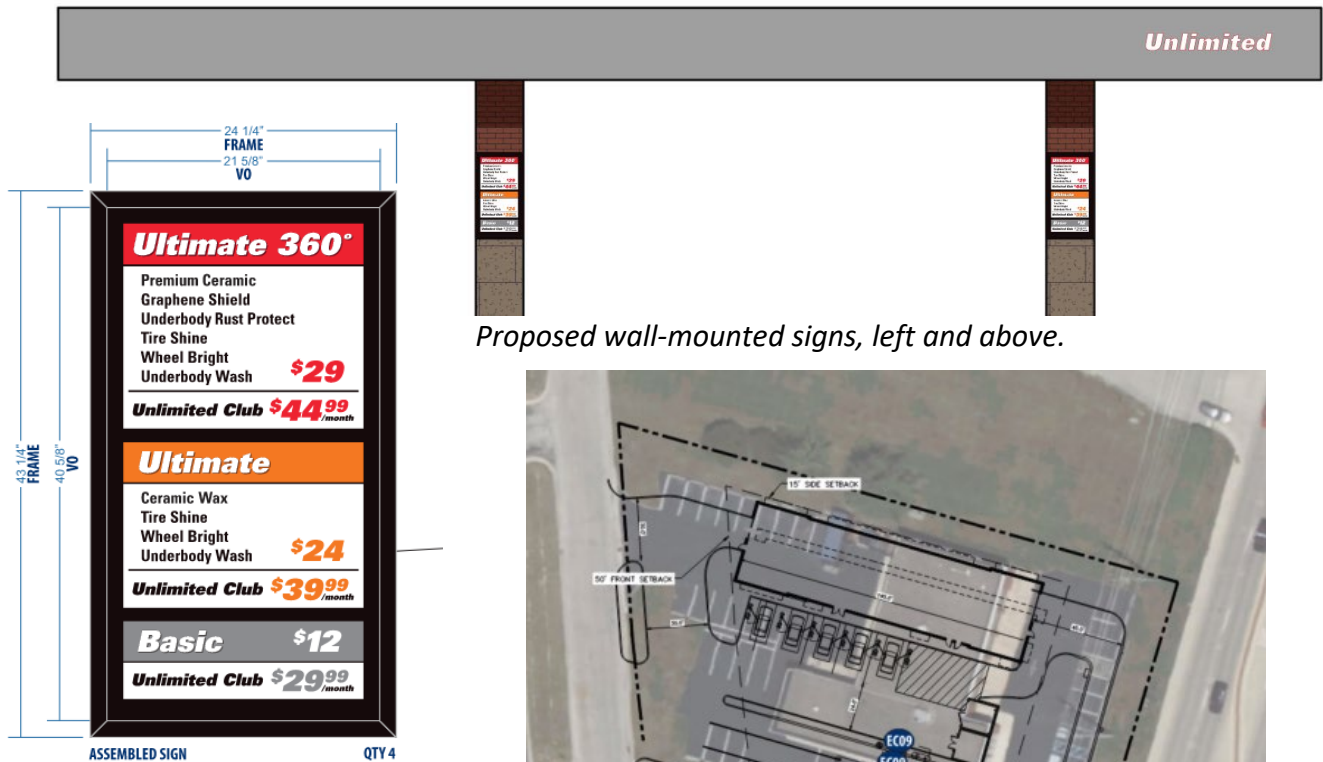


*Proposed electronic message board ground sign*

Meeting Date: January 28, 2026

Case Number: VA-25-26

Variance request #3 above is for wall-mounted signs located in the carwash drive aisles. The proposed signs are 6 sq. ft., which is larger than the 4 sq. ft. permitted by the UDO.



Proposed wall-mounted signs, left and above.



Right: Wall mounted signs shown as EC09; ground sign shown as EC04.

**STAFF RECOMMENDATION:**

Staff recommends DENIAL to the BZA for this variance request.

If the Board approves this Variance, Staff requests the following conditions, and any others sought by the Board:

1. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.

**STAFF RECOMMENDATION**

- Approve, with Conditions   
  Continue   
  Deny   
  No Recommendation

January 21, 2026

City of Fishers Board of Zoning Appeals  
c/o Grace Wiley  
1 Municipal Drive, 3<sup>rd</sup> Floor  
Fishers, IN 46038

RE: Petitioner's Explanation of Variance (VA-25-26)  
11578 Allisonville Road

Dear BZA Members:

Crew Car Wash, headquartered in Fishers, is currently redeveloping property commonly known as 11578 Allisonville Road into a typical Crew Car Wash branded car wash facility. As many of you know, the typical Crew Car Wash has evolved over time to provide customers with many choices for cleaning their vehicles, as well as a quasi-member model.

With those choices, clear communication to the customer is a vital part of the Crew operation. That is why the presence of consistent signage is important for each Crew Car Wash facility. Consistent signage, strategically placed, ensures that a customer can make a smart choice, while keeping the flow of customer traffic organized and efficient.

Each Crew Car Wash facility has a comprehensive sign package, and in most cases, the signs meet or are designed to meet local government requirements, which typically relates to street facing, freestanding and building signage. In this case, the proposed monument sign facing Allisonville and Fishers Landing Drive is a partial re-use of the prior Jiffy Lube monument sign. This sign does not require any variance; nor do the main building and wayfinding signs.

However, Crew Car Wash does seek a variance to allow a digital menu sign for vehicles completing the initial queuing process as they are required to make a decision based on a menu of available services. The proposed ground sign is almost 6 feet in height and 5 feet, 6 inches in width, although the digital element is 4 feet by 5 feet. Because the pricing and promotions change, the digital messaging helps maintain customer traffic flow, much like a drive-through restaurant, where such signs are permitted. The proposed digital sign is not designed to attract traffic on Allisonville Road.

There are four proposed "snap frame" signs proposed to be located on the posts of the entry canopy which serve as "preview menus". The signs are permitted but are slightly larger than permitted. These signs too, are not designed to attract off-site traffic, but rather, to provide customers with easily readable signs so that they may make a choice of services with ease.

Because the signs are directed to customers already on site and designed to promote customer choice with ease and efficiency, they will not adversely affect the public health, safety, or general welfare, or adversely affect the use or value of any adjoining property. To the contrary, the more efficiently customer traffic navigates the site, the less risk there is of traffic spilling off-site. To deny the variances would result in a less efficient operation which could negatively impact the customer experience and the business. The UDO sign standards are too restrictive for a use that operates in a fashion similar to a drive through restaurant, where at least the digital element on the menu board would be permitted, and the size restrictions for the preview signs should allow for such signs to be easily read by customers. Thus, the UDO restrictions result in a practical difficulty in the use of the property for a use that is permitted.

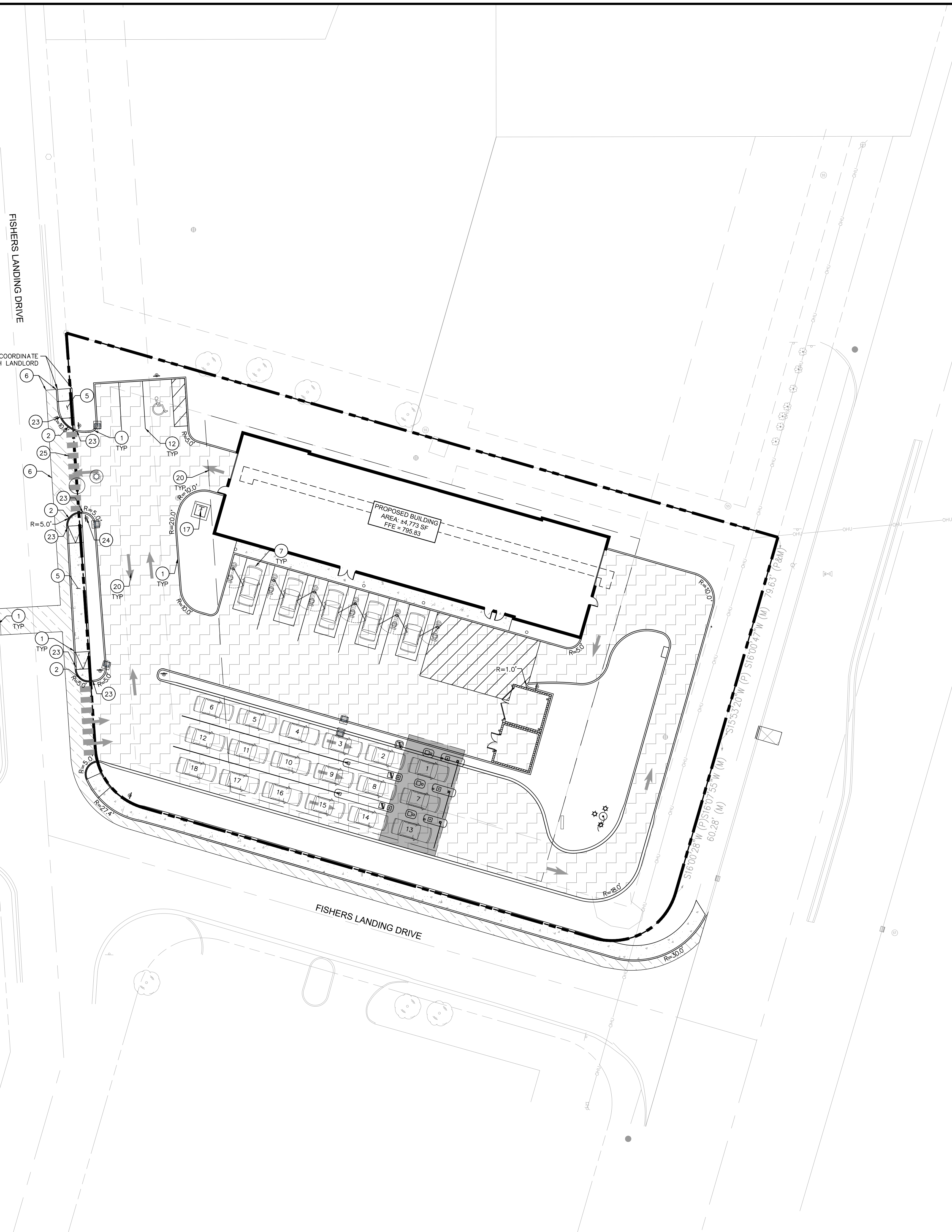
Thank you for your consideration of our variance requests.

Sincerely, Crew Car Wash

Drawing name: K:\IND\DEV\170358037\_Crew Carwash\_Fishers\170358037\_Site Plan.dwg C3.0 Feb 24, 2025 7:31am by: mikeltsiko  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service  
**Call 811**  
 before you dig

GRAPHIC SCALE IN FEET  
 0 10' 20' 40'



### EXISTING LEGEND

○ BOLLARD	○ MISC LID	○ YARD LIGHT
⊕ CONTROL BENCHMARK	⊕ MONITOR WELL	○ SANITARY CLEANOUT
⊕ FLAG POLE	⊕ GAS MARKER	○ SANITARY MANHOLE
⊕ MAIL BOX	⊕ GAS METER	○ VENT PIPE
⊕ UTILITY POLE	⊕ GAS VALVE	○ STORM CURB INLET
○ POST	⊕ AC UNIT	○ STORM INLET
○ SOIL BORING	⊕ AREA LIGHT	○ STORM ROOF DRAIN
○ HANDICAP SYMBOL	⊕ ELECTRICAL BOX	○ STORM DRAIN MANHOLE
○ SIGN	⊕ ELECTRICAL HAND HOLE	○ STORM YARD DRAIN
○ CABLE MANHOLE	⊕ ELECTRICAL METER	○ FIRE DEPT CONNECTION
○ CABLE PEDESTAL	⊕ ELECTRICAL MANHOLE	○ FIRE HYDRANT
○ TELEPHONE PEDESTAL	⊕ ELECTRICAL MARKER	○ IRRIGATION VALVE
○ TELEPHONE HAND HOLE	⊕ ELECTRICAL TRANSFORMER	○ POST INDICATOR VALVE
○ TELEPHONE MARKER	⊕ POWER POLE	○ WELL
○ TELEPHONE MANHOLE	⊕ TRAFFIC SIGNAL POLE	○ WATER METER
○ FIBER OPTIC MAKER	⊕ TRAFFIC MANHOLE	○ WATER VALVE
○ SWALE	○ TREE / STUMP	○ TREE / STUMP
○ FENCE LINE	○ TOE OF SLOPE	○ TOE OF SLOPE
○ SS SANITARY SEWER	○ FB TOP OF BANK	○ FB TOP OF BANK
○ SD STORM DRAIN	○ FB UNDERGROUND FIBER OPTIC	○ FB UNDERGROUND FIBER OPTIC
○ W WATER LINE	○ OHE OVERHEAD ELECTRICAL	○ OHE OVERHEAD ELECTRICAL
○ TREE LINE	○ GAS UNDERGROUND GAS	○ GAS UNDERGROUND GAS
	○ TEL UNDERGROUND TELEPHONE	○ TEL UNDERGROUND TELEPHONE

### PAVING LEGEND

	<b>RIGHT OF WAY PAVEMENT</b> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<b>CONCRETE SIDEWALK</b> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<b>HEAVY DUTY CONCRETE PAVEMENT</b> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<b>HEAVY DUTY ASPHALT PAVEMENT</b> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

### BENCHMARKS

TEMPORARY BENCHMARKS:  
 (LOCATIONS SHOWN ON SURVEY)

TBM #1 RAILROAD SPIKE ±1-FOOT UP A UTILITY POLE ON THE WEST SIDE OF ALLISONVILLE ROAD ±337 FEET NORTHEAST OF THE ALLISONVILLE ROAD AND FISHERS LANDING DRIVE INTERSECTION AND ±55 FEET NORTHWEST OF THE ALLISONVILLE ROAD CENTERLINE. ELEVATION=800.40 (NAVD 88)

TBM #2 EAST BONNET BOLT OF FIRE HYDRANT ON THE WEST SIDE OF ALLISONVILLE ROAD, ±176 FEET NORTHEAST OF THE ALLISONVILLE ROAD AND FISHERS LANDING DRIVE INTERSECTION, ±37 FEET NORTHWEST OF THE ALLISONVILLE ROAD CENTERLINE. ELEVATION=802.94 (NAVD 88)

TBM #3 NORTH BONNET BOLT OF FIRE HYDRANT ON THE NORTH SIDE OF THE NORTHWESTERLY PORTION OF FISHERS LANDING DRIVE, ±251 FEET NORTHWEST OF THE ALLISONVILLE ROAD CENTERLINE, ±27 FEET NORTH OF THE FISHERS LANDING DRIVE CENTERLINE AND ±36 FEET EAST OF THE CENTERLINE OF THE NORTHERLY PORTION OF FISHERS LANDING DRIVE. ELEVATION=797.02 (NAVD 88)

### SITE SUMMARY

SITE ZONING	= C3
SITE ACREAGE	= 0.94 AC.±
BUILDING AREA	= 4,773SF
PARKING SPACES (STANDARD) REQUIRED*	= 6 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	= 1 SPACE
PARKING SPACES (STANDARD) PROVIDED	= 3 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	= 0 SPACES
TOTAL PARKING SPACES PROVIDED	= 3 SPACES

\*2 PER BAY + PER EMPLOYEE FOR LARGEST SHIF

- ### KEY NOTES
- CONCRETE CURB, TYP. (SEE DETAILS)
  - DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
  - CONCRETE SIDEWALK, TYP. (SEE DETAILS)
  - COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
  - CONCRETE CURB AND GUTTER (SEE DETAILS)
  - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
  - CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
  - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
  - ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
  - ACCESSIBLE RAMP (SEE DETAILS)
  - 12" CONCRETE ROLL CURB (SEE DETAILS)
  - 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
  - 24" WIDE STOP BAR, TYP. (SEE DETAILS)
  - RELOCATED STOP SIGN
  - CONCRETE BOLLARD, TYP. (SEE DETAILS)
  - DUMPSTER ENCLOSURE AND COVERED STORAGE ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
  - MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
  - DIRECTIONAL ARROWS, TYP.
  - VACUUM EQUIPMENT, TYP. (SEE DETAILS)
  - ISLAND AND CANOPY TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR
  - 3-FT TRANSITION CURB (SEE DETAILS)
  - DO NOT ENTER SIGN
  - CROSSWALK STRIPING, PAINTED WHITE, THERMOPLASTIC, 2" WIDE, 4' O.C.
  - FLAG POLE

- ### SITE NOTES
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
  - RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
  - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
  - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

AS NOTED  
 DESIGNED BY: NUB  
 DRAWN BY: M.F.  
 CHECKED BY: M.J.T.

SCALE: AS NOTED

**Kimley-Horn**  
 500 EAST 96TH STREET, SUITE 300,  
 INDIANAPOLIS, IN 46240  
 WWW.KIMLEY-HORN.COM

NOT APPROVED FOR CONSTRUCTION  
 MICHAEL J. HORN  
 PROFESSIONAL ENGINEER

**Crew CARWASH**

**SITE PLAN**

**CREW FISHERS**  
 11578 ALLISONVILLE ROAD  
 FISHERS, IN 46038

ORIGINAL ISSUE:  
 XX/XX/202X  
 KHA PROJECT NO.  
 170358037  
 SHEET NUMBER  
**C3.0**

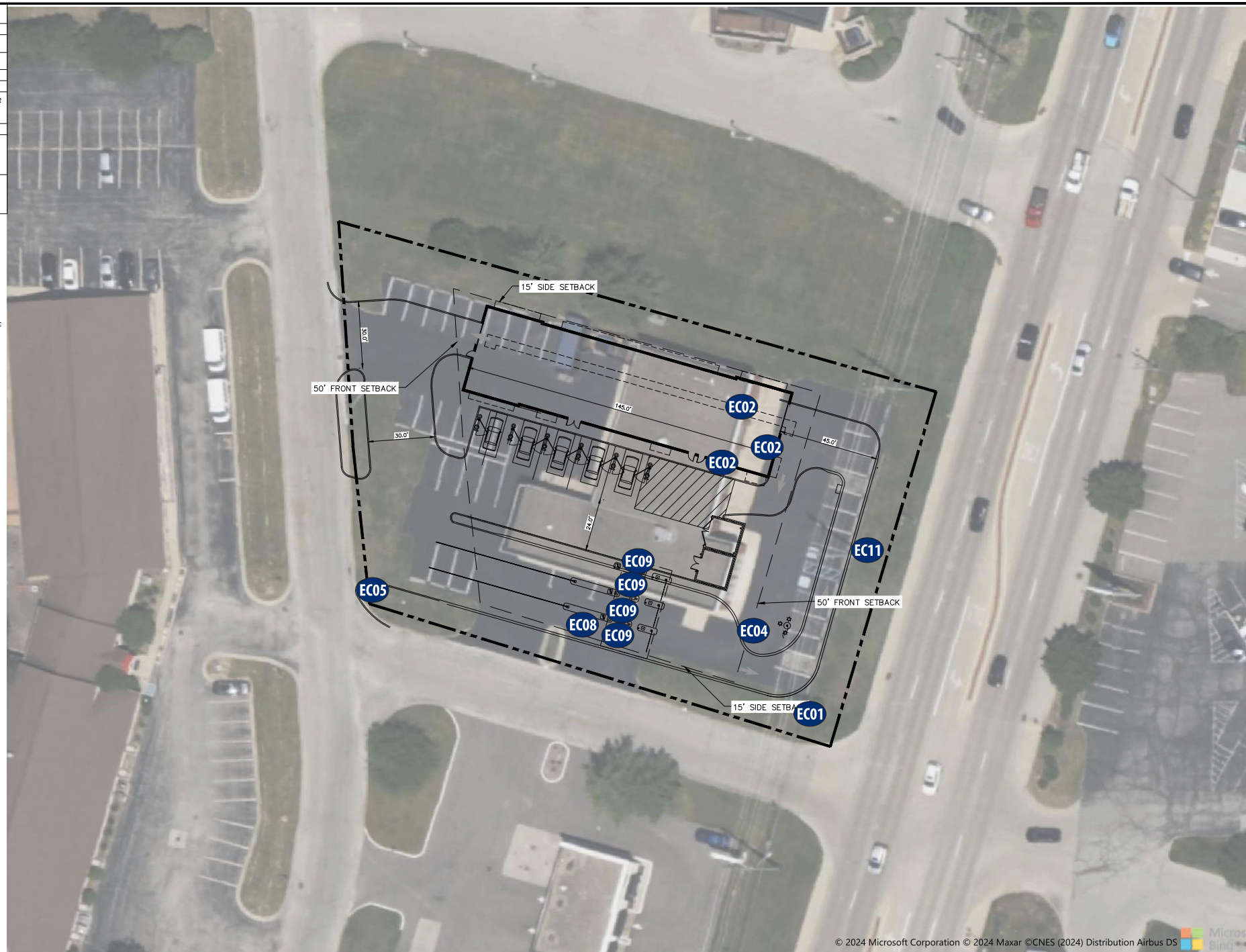
NO. REVISIONS DATE BY

SITE MAP

SIGN SPECIFICATIONS

SITE DATA	
JURISDICTION	FISHERS
EXISTING ZONING	C3
PROPOSED ZONING	C3
CREW SITE AREA	0.95 AC.
BUILDING AREA	±4,773 S.F.
MIN. PARKING REQUIRED	2 PER BAY + PER EMPLOYEE FOR LARGEST SHIFT
PARKING PROVIDED	0 SPACES
FRONT SETBACK	50 FT
SIDE SETBACK	15 FT
REAR SETBACK	-- FT
FRONT BUFFER YARD	-- FT
SIDE BUFFER YARD	-- FT
REAR BUFFER YARD	-- FT

- PLAN NOTES:**
- THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
  - PROPERTY BOUNDARY SHOWN IS BASED ON HAMILTON COUNTY GIS AND SHOULD BE CONSIDERED APPROXIMATE.
  - VARIANCE WILL LIKELY BE NEEDED FOR DUMPSTER LOCATION.
  - CANOPY ENCLOSES SIDE SETBACK. VARIANCE MAY BE REQUIRED.
  - MAX. IMPERVIOUS COVERAGE FOR C3 DISTRICT IS 75%. VARIANCE WILL BE NEEDED IF COVERAGE EXCEEDS ALLOWABLE MAXIMUM.



SCALE	AS NOTED	DESIGNED BY: BKH	DRAWN BY: BKH	CHECKED BY: AUT	DATE	BY

<b>Kimley-Horn</b>	
2025 KIMLEY-HORN AND ASSOCIATES, INC. 10000 W. STATE ST., SUITE 300, FISHERS, IN 46030 WWW.KIMLEY-HORN.COM	

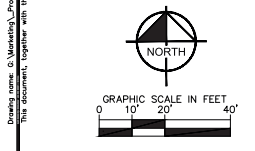
  

<b>Crew CARWASH</b>	
CREW CARWASH 50 C.R. WEST 300 S. KOKOMO, IN 46902	

ORIGINAL ISSUE:	01/17/2024
KHA PROJECT NO.	170358000
SHEET NUMBER	

EC01	MONUMENT
EC02	3 TOWER CHANNEL LETTERS
<del>EC03</del>	<del>EXIT CHANNEL LETTERS</del>
EC04	DIGITAL MENU SIGN
EC05	1 ENTER SIGN
<del>EC06</del>	<del>1 EXIT SIGN</del>
<del>EC07</del>	<del>2 CASHIER</del>
EC08	1 UNLIMITED CLUB
EC09	4 SNAP FRAMES
<del>EC10</del>	<del>VACUUM SIGN</del>
EC11	WE ARE RESPONSIBLE
EC12	2 ADDRESS NUMBERS



**COLOR SPECIFICATIONS:**

A	F
B	G
C	H
D	I
E	J

**NOTE:** THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

**IF ILLUMINATED:** WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:	CB
DATE:	01/31/2025

DESIGNER:	JR
REVISION DATE:	

PERMIT INFORMATION:	N/A
FINAL DATE & BY:	
SHEET #:	0/0



Allisonville Road

*Fishers, Indiana*

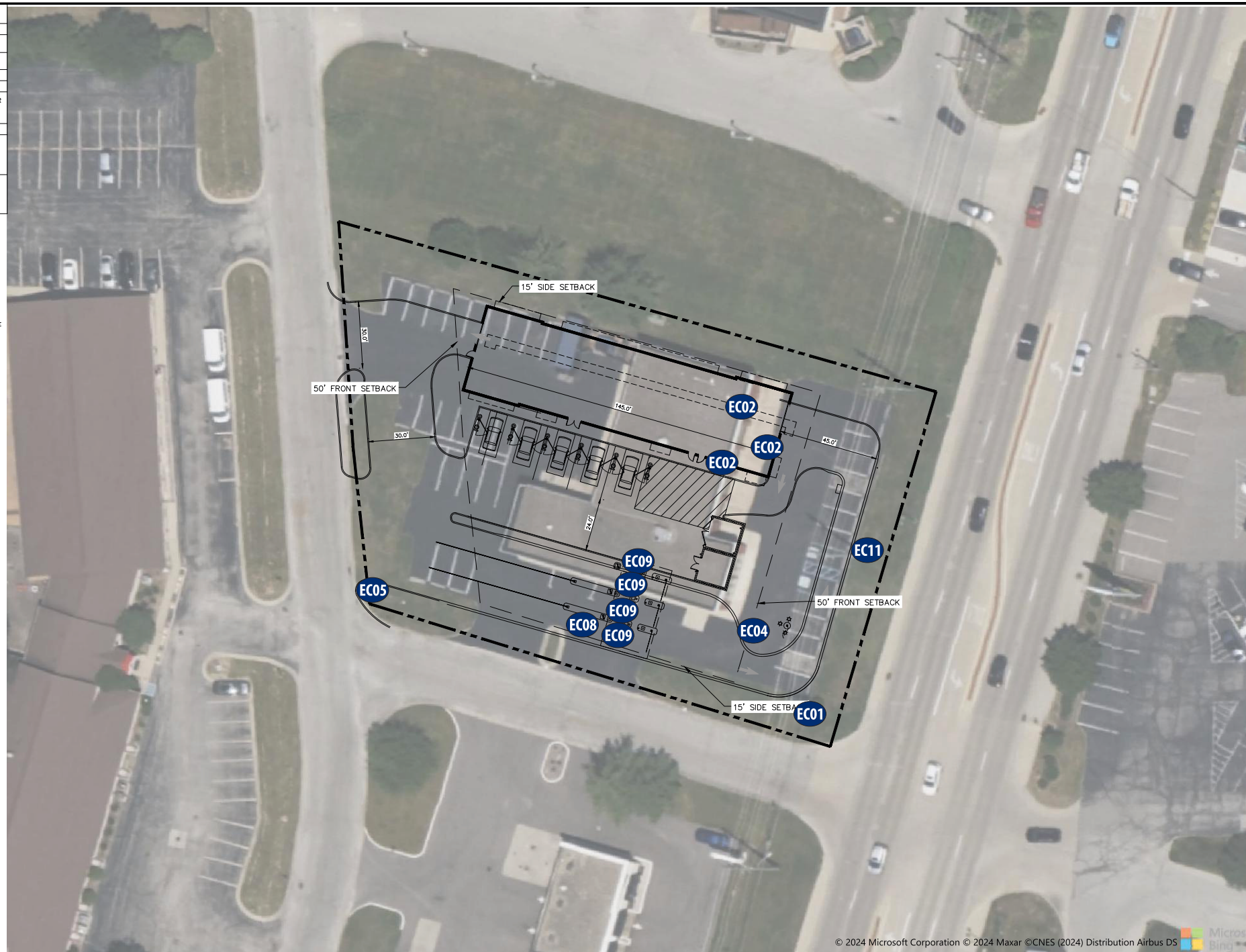


SITE MAP

SIGN SPECIFICATIONS

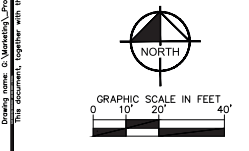
SITE DATA	
JURISDICTION	FISHERS
EXISTING ZONING	C3
PROPOSED ZONING	C3
CREW SITE AREA	0.95 AC.
BUILDING AREA	±4,773 S.F.
MIN. PARKING REQUIRED	2 PER BAY + PER EMPLOYEE FOR LARGEST SHIFT
PARKING PROVIDED	0 SPACES
FRONT SETBACK	50 FT
SIDE SETBACK	15 FT
REAR SETBACK	-- FT
FRONT BUFFER YARD	-- FT
SIDE BUFFER YARD	-- FT
REAR BUFFER YARD	-- FT

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  - MAX. IMPERVIOUS COVERAGE FOR C3 DISTRICT IS 75%. VARIANCE WILL BE NEEDED IF COVERAGE EXCEEDS ALLOWABLE MAXIMUM.



SCALE	AS NOTED	DESIGNED BY: BKH	DRAWN BY: BKH	CHECKED BY: AUT	DATE	BY
 2025 KIMLEY-HORN AND ASSOCIATES, INC. 10000 N. STATE ST., SUITE 300 INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM						
 CREW CARWASH 50 C.R. WEST 300 S. KOKOMO, IN 46902						
ORIGINAL ISSUE: 01/17/2024						
KHA PROJECT NO. 170358000						
SHEET NUMBER						

EC01	MONUMENT
EC02	3 TOWER CHANNEL LETTERS
<del>EC03</del>	<del>EXIT CHANNEL LETTERS</del>
EC04	DIGITAL MENU SIGN
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<del>EC10</del>	<del>VACUUM SIGN</del>
EC11	WE ARE RESPONSIBLE
EC12	2 ADDRESS NUMBERS



Drawing name: G:\Marketing\Proposals\170358000\Crew Carwash\Concept Plans\Various States\2 Design\CAD\Utilities\SiteMap.dwg    Layout: Jan 08, 2025    8:30am    by: Brandon



**COLOR SPECIFICATIONS:**

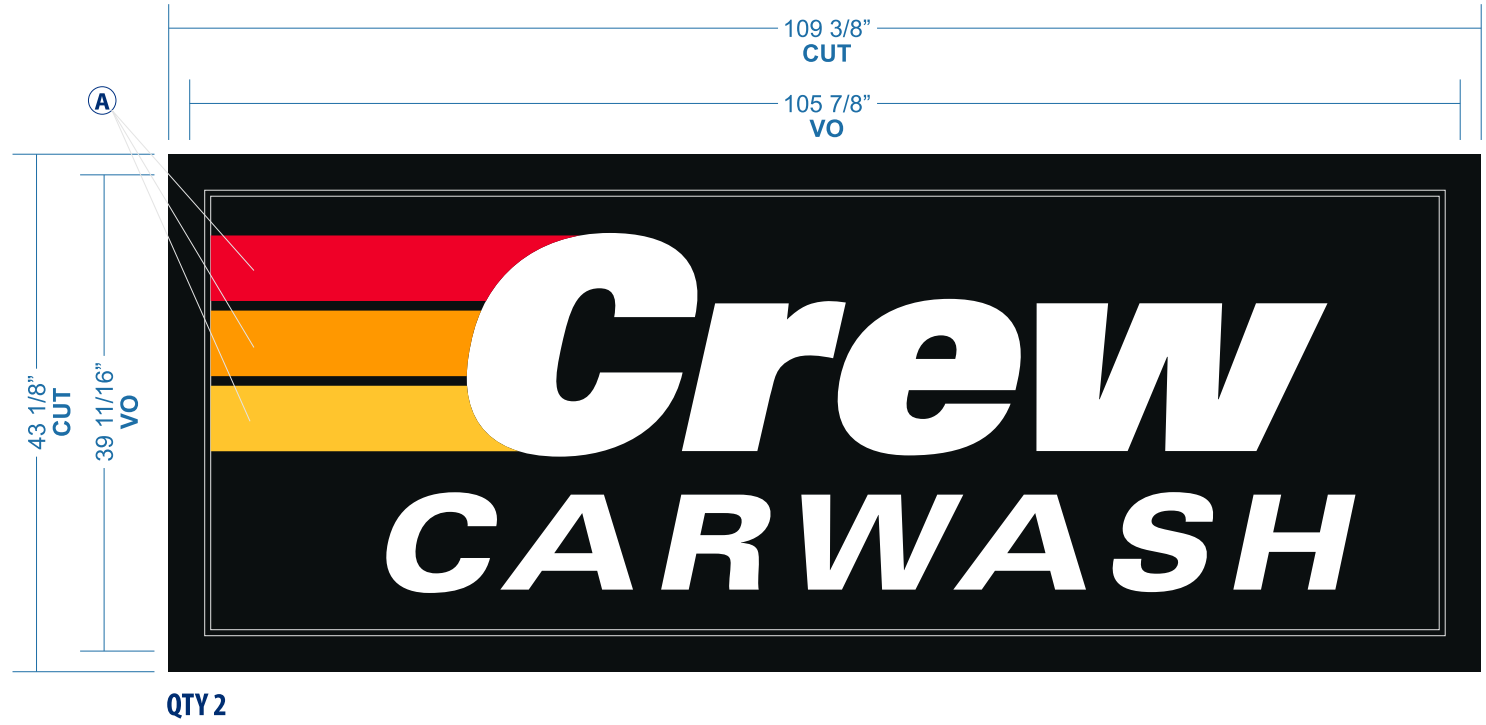
<b>A</b>	<b>F</b>
<b>B</b>	<b>G</b>
<b>C</b>	<b>H</b>
<b>D</b>	<b>I</b>
<b>E</b>	<b>J</b>

**NOTE:** THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

**IF ILLUMINATED:** WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

<b>SCI REP:</b> CB	<b>DESIGNER:</b> JR	<b>PERMIT INFORMATION:</b> N/A	
<b>DATE:</b> 01/31/2025	<b>REVISION DATE:</b>	<b>FINAL DATE &amp; BY:</b>	<b>SHEET #:</b> 0/0

EC01



QTY 2

**\*2-1/6" RETAINERS**

REMOVE QTY 2 EXISTING FACES  
 FABRICATE AND INSTALL QTY 2 NEW PAN-FORMED FACES FOR EXISTING D/F MONUMENT SIGN

MATERIAL - PAN FORMED, EMBOSSED PLASTIC TO MATCH SPECS  
 FLANGE - 3"  
 PAN DEPTH - 2"

INSTALLATION - MOUNTED INTO EXISTING RETAINERS



PHOTO SCALE: 3/8" = 1' - 0"



**COLOR SPECIFICATIONS:**

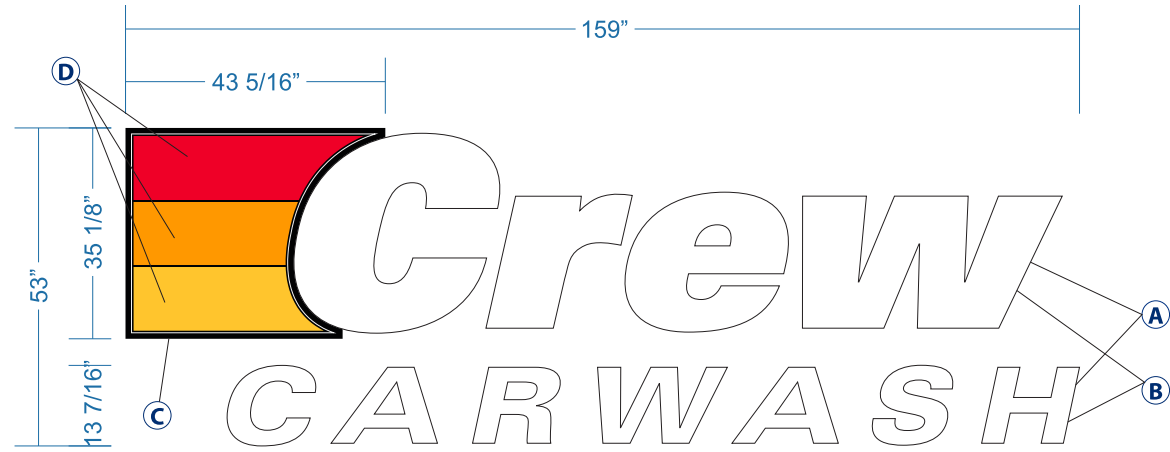
<b>A</b> MATCH COLOR SAMPLE	<b>F</b>
<b>B</b>	<b>G</b>
<b>C</b>	<b>H</b>
<b>D</b>	<b>I</b>
<b>E</b>	<b>J</b>

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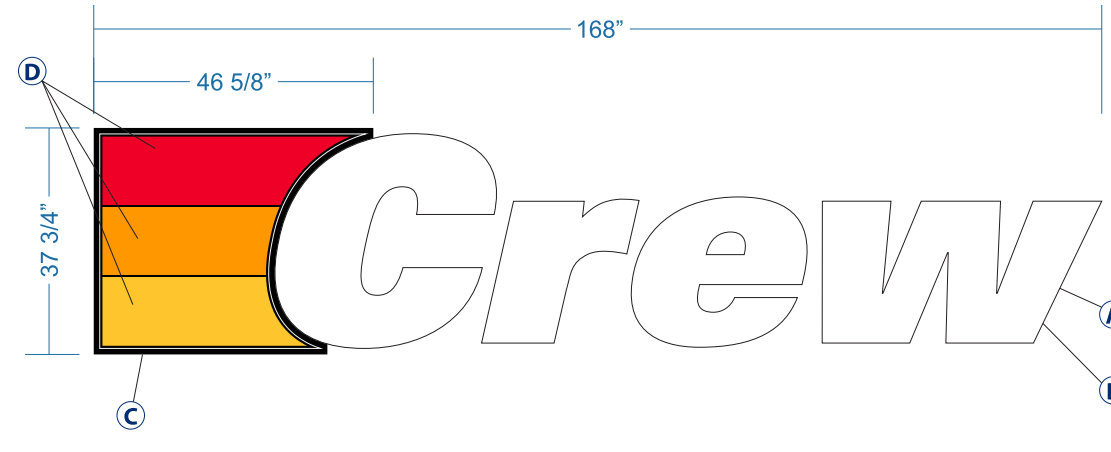
*IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.*

<b>SCI REP:</b> CB	<b>DESIGNER:</b> JR	<b>PERMIT INFORMATION:</b> N/A	
<b>DATE:</b> 01/31/2025	<b>REVISION DATE:</b>	<b>FINAL DATE &amp; BY:</b>	<b>SHEET #:</b> 1/12

EC02



QTY 1 - SOUTH ELEVATION (58.52 SQ FT)



QTY 2 - WEST AND EAST ELEVATION (44.04 SQ FT EACH)



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PHOTO SCALE: 1/16" = 1' - 0"

146.60 SQ FT TOTAL  
FABRICATE AND INSTALL QTY 3 INTERNALLY ILLUMINATED FACE-LIT BUILDING SIGNS

**RIBBON CABINET**  
**BODY** - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM  
**RETURNS** - 3" TO MATCH SPECS  
**RETAINERS** - 1" RIGID RETAINERS TO MATCH SPECS  
**LEDS** - WHITE - **ADD EXTRA LEDS**

**INSTALLATION** - MOUNTED FLUSH TO FASCIA

**RIBBON FACES**  
**MATERIAL** - PAN FORMED, EMBOSSED PLASTIC PAINTED  
 SECOND SURFACE TO MATCH SPECS  
**FLANGE** - 1 1/4"  
**PAN DEPTH** - 1"

**INSTALLATION** - MOUNTED INTO RIGID RETAINERS

**"CREW" & "CARWASH"**  
**FACES** - 1/8" 2447 WHITE ACRYLIC  
**RETURNS** - 4" TO MATCH SPECS  
**TRIM CAPS** - 1" TO MATCH SPECS  
**BACKS** - .063 ALUMINUM  
**LEDS** - WHITE

**INSTALLATION** - MOUNTED FLUSH TO FASCIA

COLOR SPECIFICATIONS:	
A	BLACK RETURNS
B	BLACK TRIM CAPS
C	BLACK RETAINERS
D	MATCH COLOR SAMPLE
E	
F	
G	
H	
I	
J	

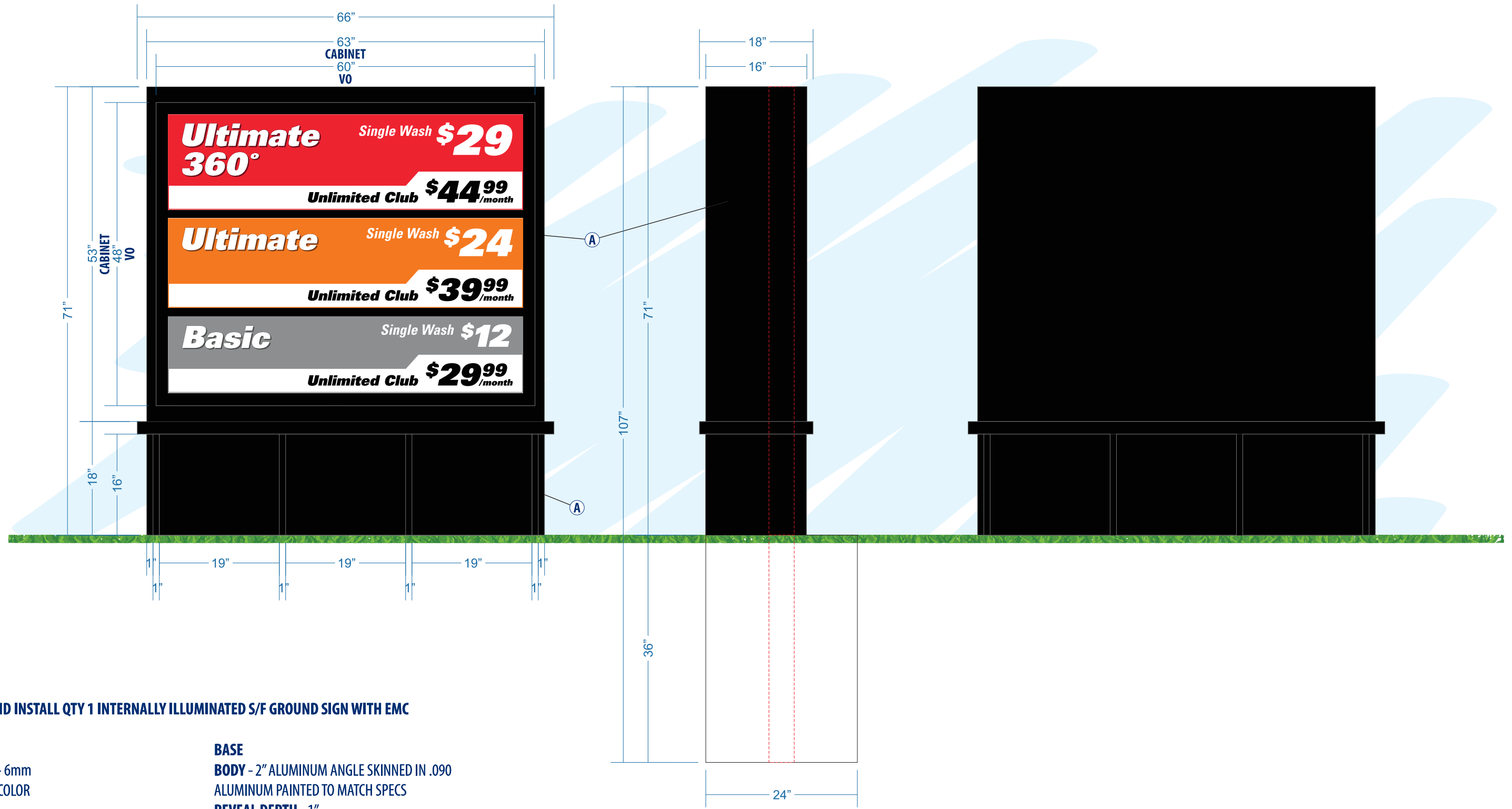
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<b>SCI REP:</b> CB	<b>DESIGNER:</b> JR	<b>PERMIT INFORMATION:</b> N/A	
<b>DATE:</b> 01/31/2025	<b>REVISION DATE:</b> 11/13/2025	<b>FINAL DATE &amp; BY:</b>	<b>SHEET #:</b> 2/12



EC04



FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED S/F GROUND SIGN WITH EMC

**EMC**  
**RESOLUTION** - 6mm  
**COLOR** - FULL COLOR  
**DEPTH** - 5"

**BASE**  
**BODY** - 2" ALUMINUM ANGLE SKINNED IN .090  
 ALUMINUM PAINTED TO MATCH SPECS  
**REVEAL DEPTH** - 1"

**INSTALLATION** - MOUNTED TO SIGN BASE & POST      **INSTALLATION** - MOUNTED AROUND 4" SCH 40 PIPE BURIED INTO GRADE



**COLOR SPECIFICATIONS:**

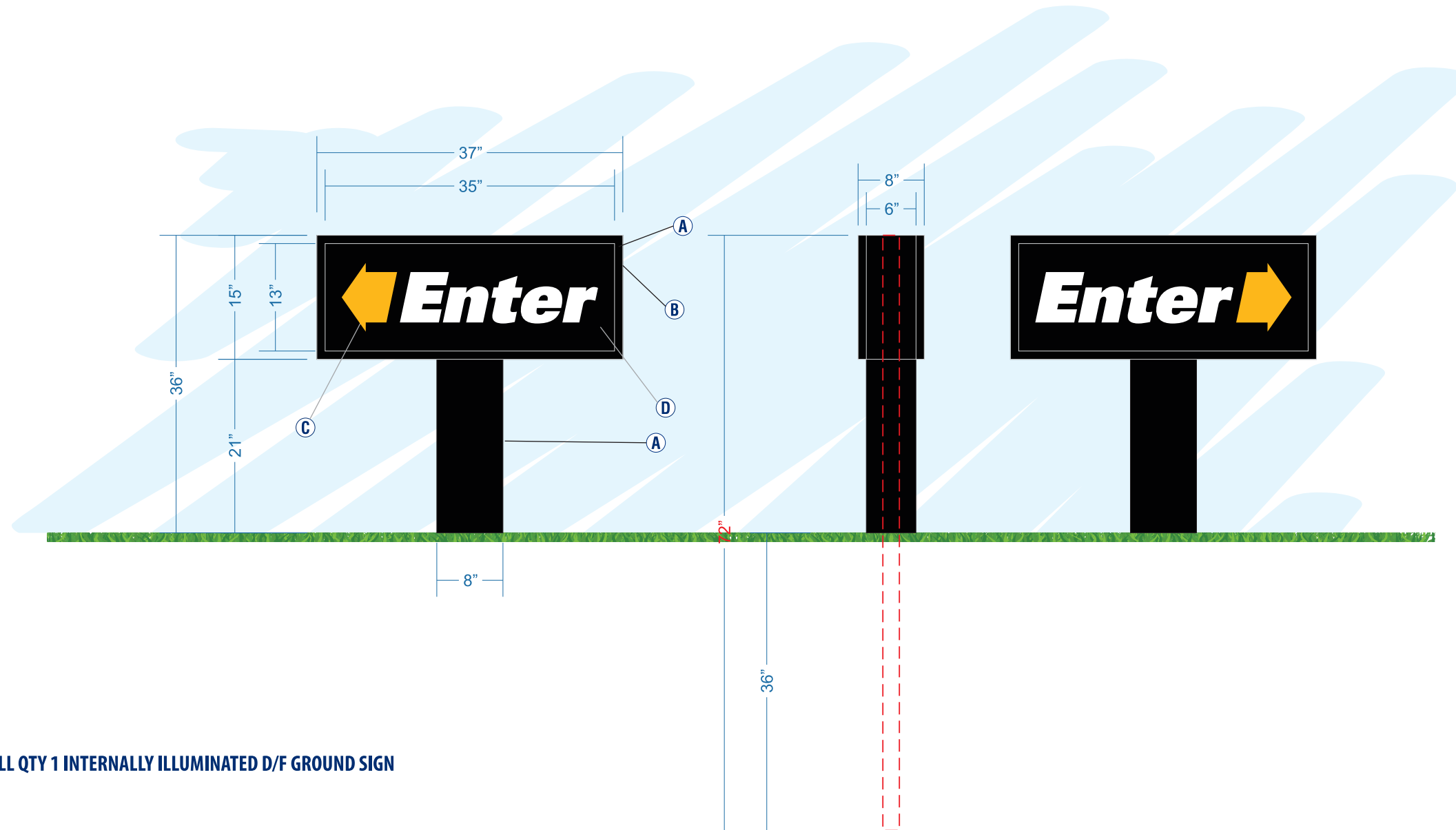
<b>A</b> MP BLACK	<b>F</b> _____
<b>B</b> _____	<b>G</b> _____
<b>C</b> _____	<b>H</b> _____
<b>D</b> _____	<b>I</b> _____
<b>E</b> _____	<b>J</b> _____

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*IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.*

<b>SCI REP:</b> CB	<b>DESIGNER:</b> JR	<b>PERMIT INFORMATION:</b> N/A	
<b>DATE:</b> 01/31/2025	<b>REVISION DATE:</b>	<b>FINAL DATE &amp; BY:</b>	<b>SHEET #:</b> 4/12

EC05



**3.85 SQ FT**  
**FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED D/F GROUND SIGN**

**CABINET**  
**BODY** - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS  
**FACES** - 3/16" WHITE POLYCARBONATE  
**RETAINERS** - 1" TO MATCH SPECS  
**VINYL** - TO MATCH SPECS

**INSTALLATION** - MOUNTED TO BASE AND POST

**BASE**  
**BODY** - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS

**INSTALLATION** - INSTALLED AROUND 2" SQ ALUMINUM POST BURIED INTO GRADE

**COLOR SPECIFICATIONS:**

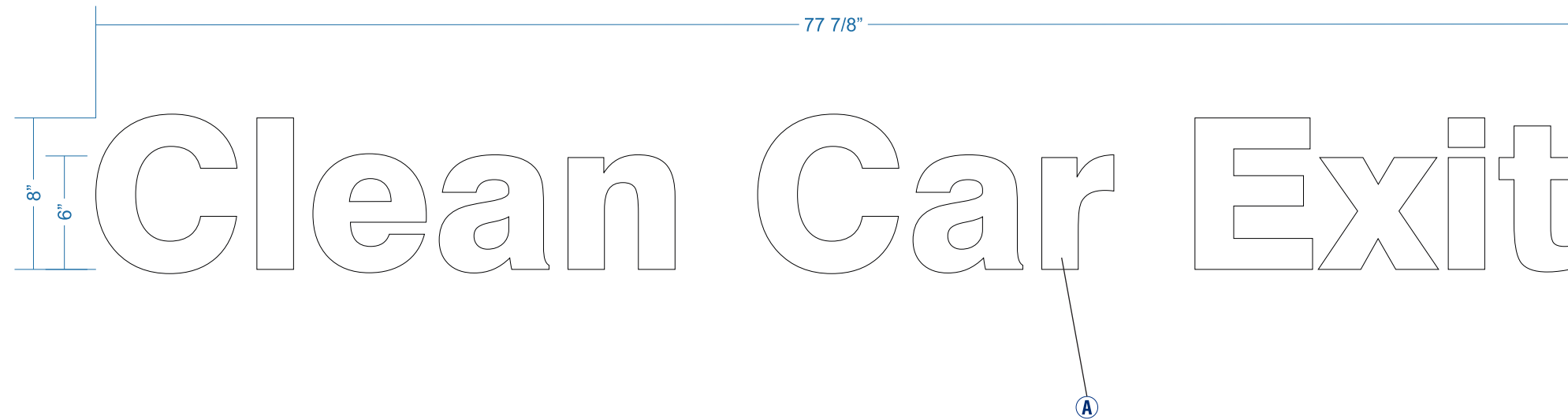
<b>A</b> MP BLACK	<b>F</b>
<b>B</b> MP BLACK RETAINERS	<b>G</b>
<b>C</b> ORACAL 8500-020 GOLDEN YELLOW	<b>H</b>
<b>D</b> ORACAL 651-070 BLACK	<b>I</b>
<b>E</b>	<b>J</b>

*NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

*IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.*

<b>SCI REP:</b> CB	<b>DESIGNER:</b> JR	<b>PERMIT INFORMATION:</b> N/A	
<b>DATE:</b> 01/31/2025	<b>REVISION DATE:</b>	<b>FINAL DATE &amp; BY:</b>	<b>SHEET #:</b> 5/12

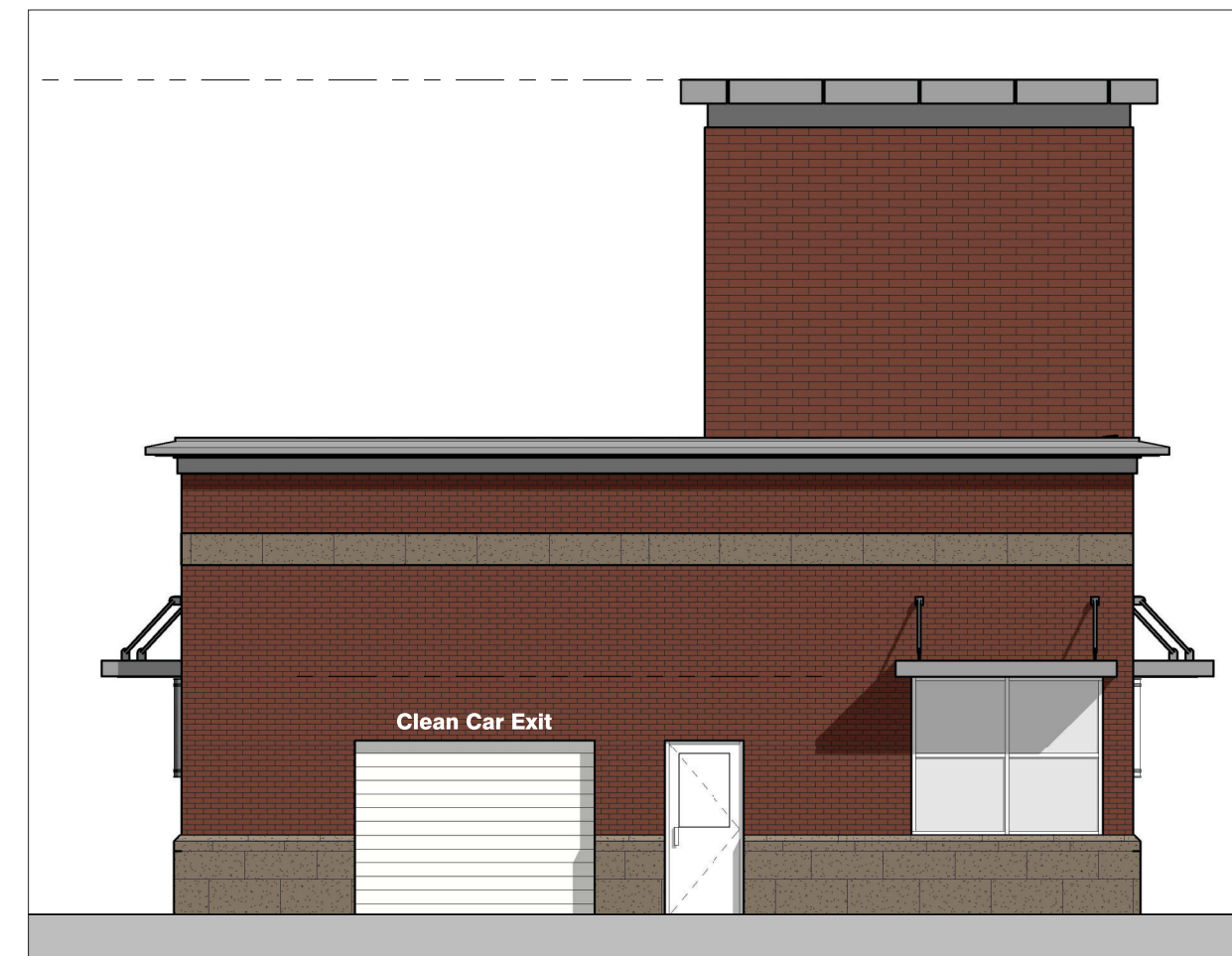
EC07



FABRICATE AND INSTALL QTY 1 SET OF NON-ILLUMINATED LETTERS

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO FASCIA



NORTH ELEVATION

PHOTO SCALE: 1/8" = 1' - 0"

**COLOR SPECIFICATIONS:**

<b>A</b> MP WHITE	<b>F</b>
<b>B</b>	<b>G</b>
<b>C</b>	<b>H</b>
<b>D</b>	<b>I</b>
<b>E</b>	<b>J</b>

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<b>SCI REP:</b> CB	<b>DESIGNER:</b> JR	<b>PERMIT INFORMATION:</b> N/A	
<b>DATE:</b> 01/31/2025	<b>REVISION DATE:</b>	<b>FINAL DATE &amp; BY:</b>	<b>SHEET #:</b> 7/12

EC08



4.00 SQ FT  
FABRICATE AND INSTALL QTY 1 NON-ILLUMINATED LETTER SET

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS  
VINYL - MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO CANOPY

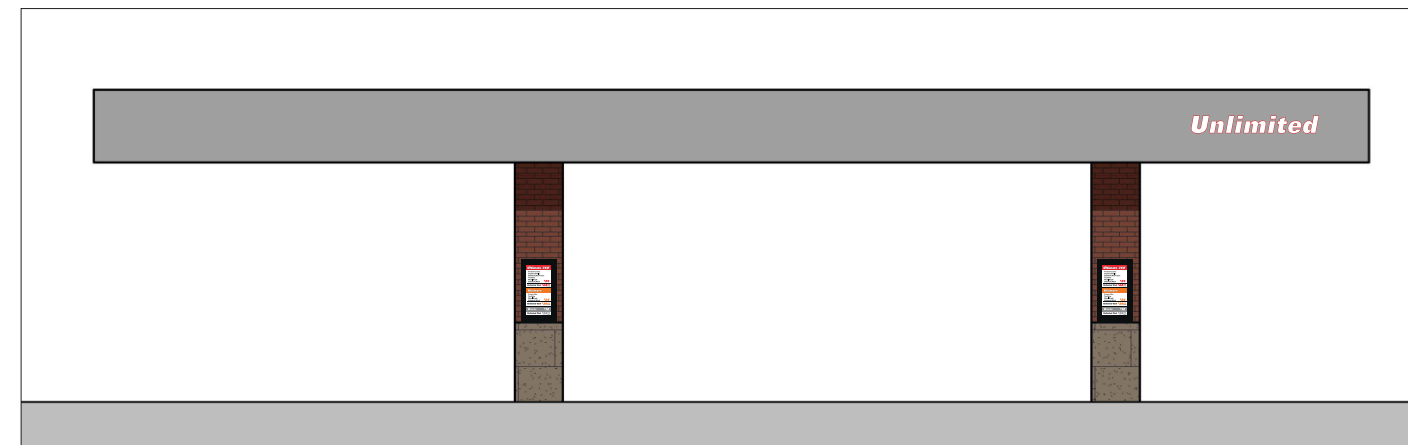


PHOTO SCALE: 1/8" = 1' - 0"

**COLOR SPECIFICATIONS:**

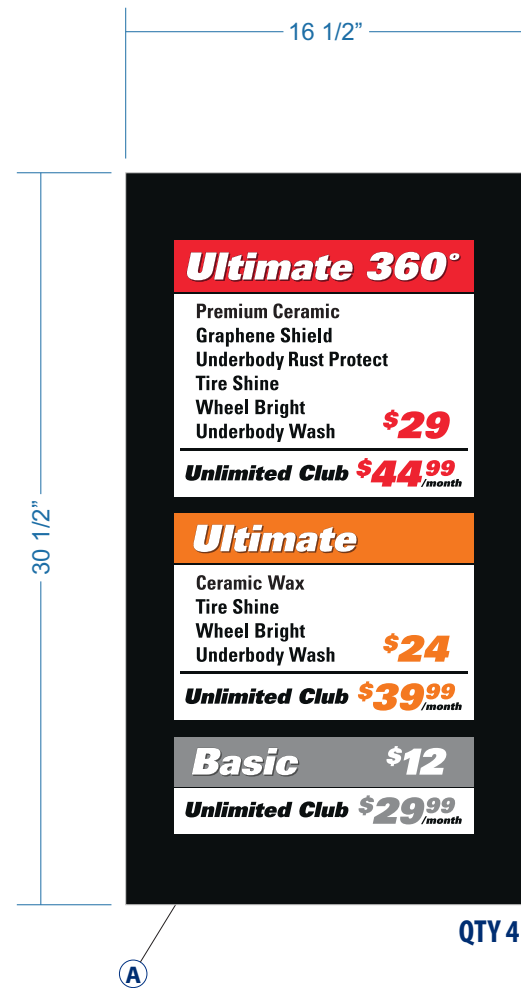
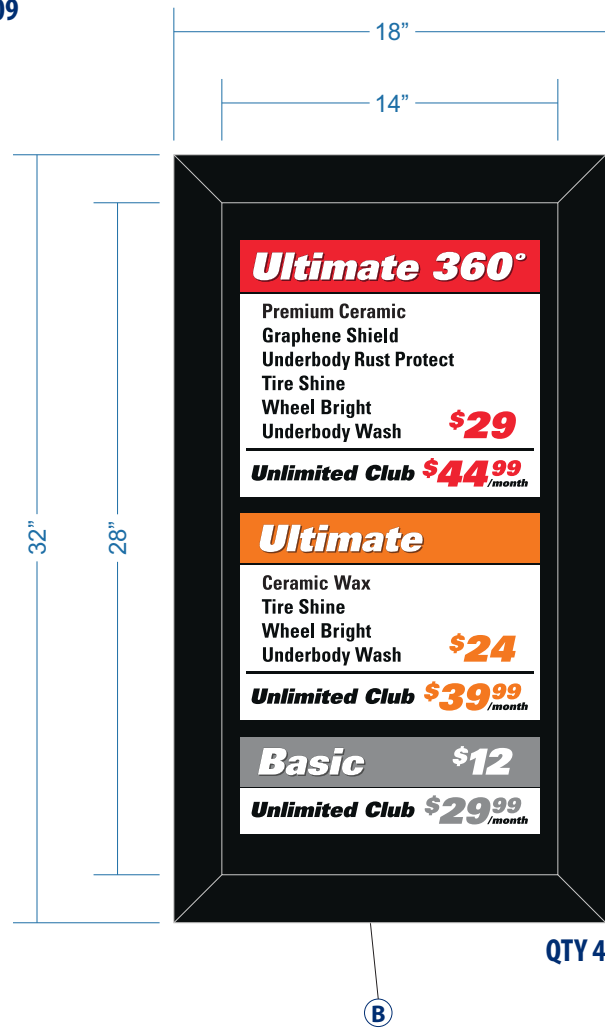
<b>A</b> PMS 1795 C RED	<b>F</b> _____
<b>B</b> ORACAL 651-010 WHITE	<b>G</b> _____
<b>C</b> _____	<b>H</b> _____
<b>D</b> _____	<b>I</b> _____
<b>E</b> _____	<b>J</b> _____

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<b>SCI REP:</b> CB	<b>DESIGNER:</b> JR	<b>PERMIT INFORMATION:</b> N/A	
<b>DATE:</b> 01/31/2025	<b>REVISION DATE:</b> 11/13/2025	<b>FINAL DATE &amp; BY:</b>	<b>SHEET #:</b> 8/12

EC09



4.00 SQ FT  
 FABRICATE AND INSTALL QTY 4 NEW SNAP FRAMES

SIGN COMP KIT - 1899 & 1869A PAINTED TO MATCH SPECS  
 FACES - 3MM WHITE DIBOND PRINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO COLUMNS

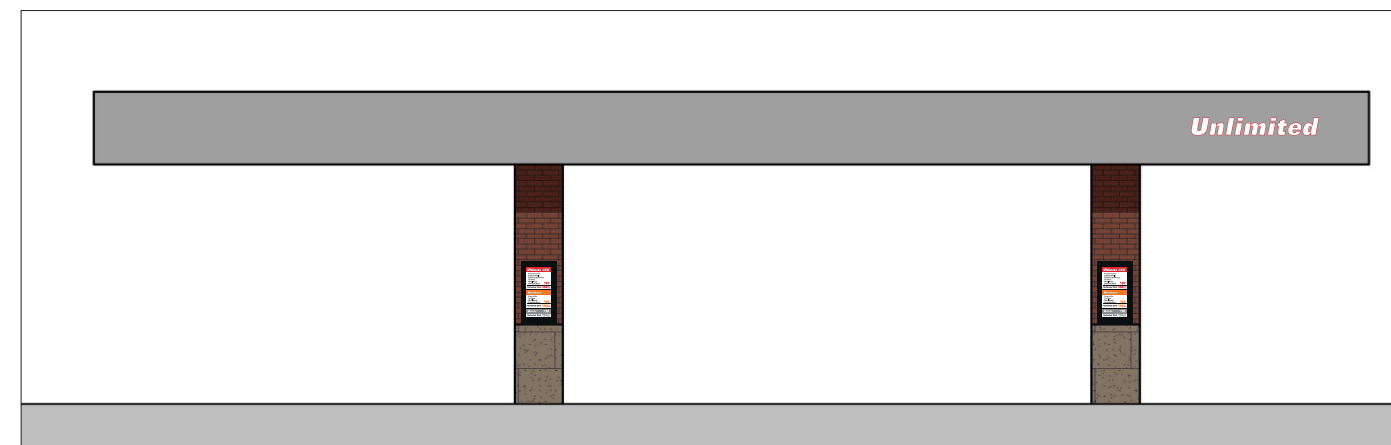


PHOTO SCALE: 1/8" = 1' - 0"

**COLOR SPECIFICATIONS:**

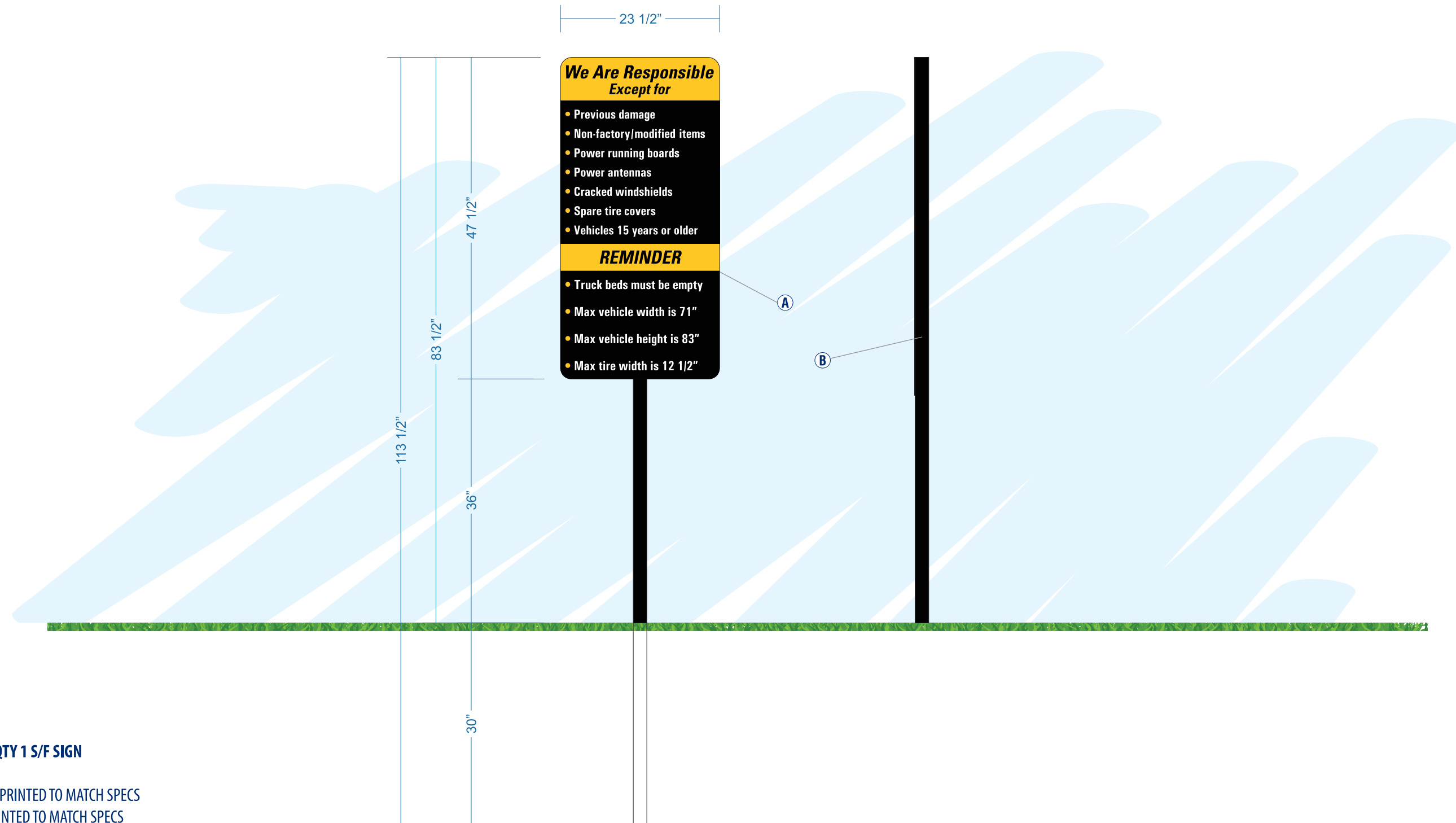
A DIG. PRINT	F
B MP BLACK	G
C	H
D	I
E	J

*NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

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SCI REP: CB	DESIGNER: JR	PERMIT INFORMATION: N/A
DATE: 01/31/2025	REVISION DATE:	FINAL DATE & BY:
		SHEET #: <b>9/12</b>

EC11



FABRICATE AND INSTALL QTY 1 S/F SIGN

FACE - 3MM BLACK DIBOND PRINTED TO MATCH SPECS

POST - 2" SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - FACE MOUNTED TO POST, POST BURIED INTO GRADE

**SignCraft**  
INDUSTRIES

WSA WORLD SIGN ASSOCIATES

UL

SGIA

TSSC

USA MEMBER

**COLOR SPECIFICATIONS:**

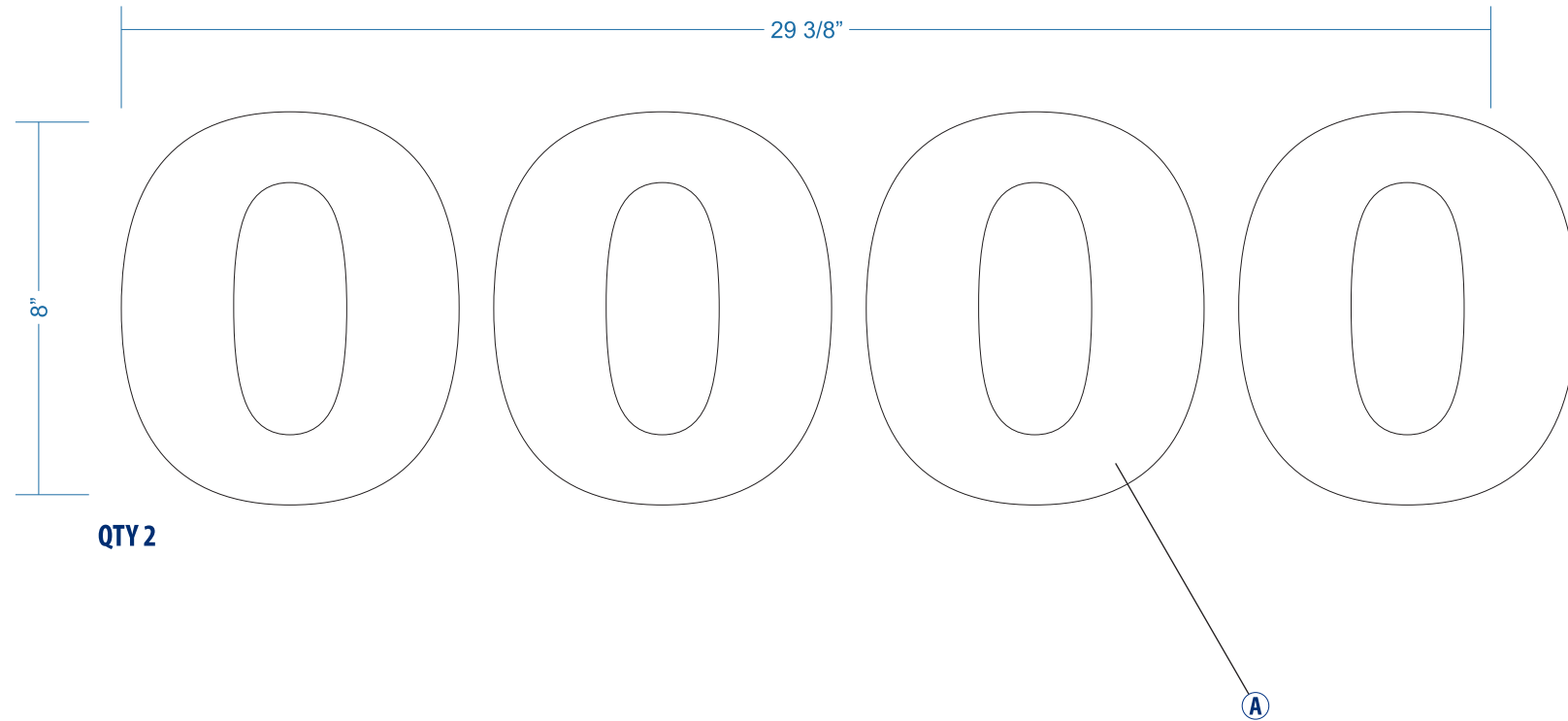
A	MP BLACK	F	
B	DIG. PRINT	G	
C		H	
D		I	
E		J	

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<b>SCI REP:</b> CB	<b>DESIGNER:</b> JR	<b>PERMIT INFORMATION:</b> N/A	
<b>DATE:</b> 01/31/2025	<b>REVISION DATE:</b>	<b>FINAL DATE &amp; BY:</b>	<b>SHEET #:</b> 11/12

EC12



QTY 2

**\*NOTE: NEED ADDRESS NUMBERS**

**FABRICATE AND INSTALL QTY 2 SETS OF PVC NUMBERS**

**FACES** - 1" WHITE PVC PAINTED TO MATCH SPECS

**INSTALLATION** - MOUNTED FLUSH TO FASCIA

**COLOR SPECIFICATIONS:**

<b>A</b> MP WHITE	<b>F</b> _____
<b>B</b> _____	<b>G</b> _____
<b>C</b> _____	<b>H</b> _____
<b>D</b> _____	<b>I</b> _____
<b>E</b> _____	<b>J</b> _____

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<b>SCI REP:</b> CB	<b>DESIGNER:</b> JR	<b>PERMIT INFORMATION:</b> N/A	
<b>DATE:</b> 01/31/2025	<b>REVISION DATE:</b>	<b>FINAL DATE &amp; BY:</b>	<b>SHEET #:</b> 12/12

**Board of Zoning Appeals  
Staff Report**

Meeting Date: January 28, 2026

<b>DEPARTMENT CONTACT:</b> Grace Wiley	<b>CASE NUMBER:</b> VA-25-27
---	---------------------------------

<b>PETITIONER:</b> Kevin Buchheit on behalf of Christ the Savior Lutheran Church	<b>PROPERTY ADDRESS/LOCATION:</b> 10500 E 126 <sup>th</sup> St
---	---

**REQUEST:** Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow a cemetery use in an R3 zoning district for the placement of a columbarium. *This request is being sought in conjunction with VA-25-28.*

<b>APPLICABLE REGULATIONS:</b> City's Unified Development Ordinance (UDO)	<b>EXISTING ZONING:</b> R3 – Single-Family Residential	<b>FISHERS 2040:</b> Suburban Residential
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**LOT SIZE:** 34.36 Acres

**LOCATION MAP**



**STAFF RECOMMENDATION**

- Approve, with Condition   
  Continue   
  Deny   
  No Recommendation

Meeting Date: January 28, 2026

Case Number: VA-25-27

---

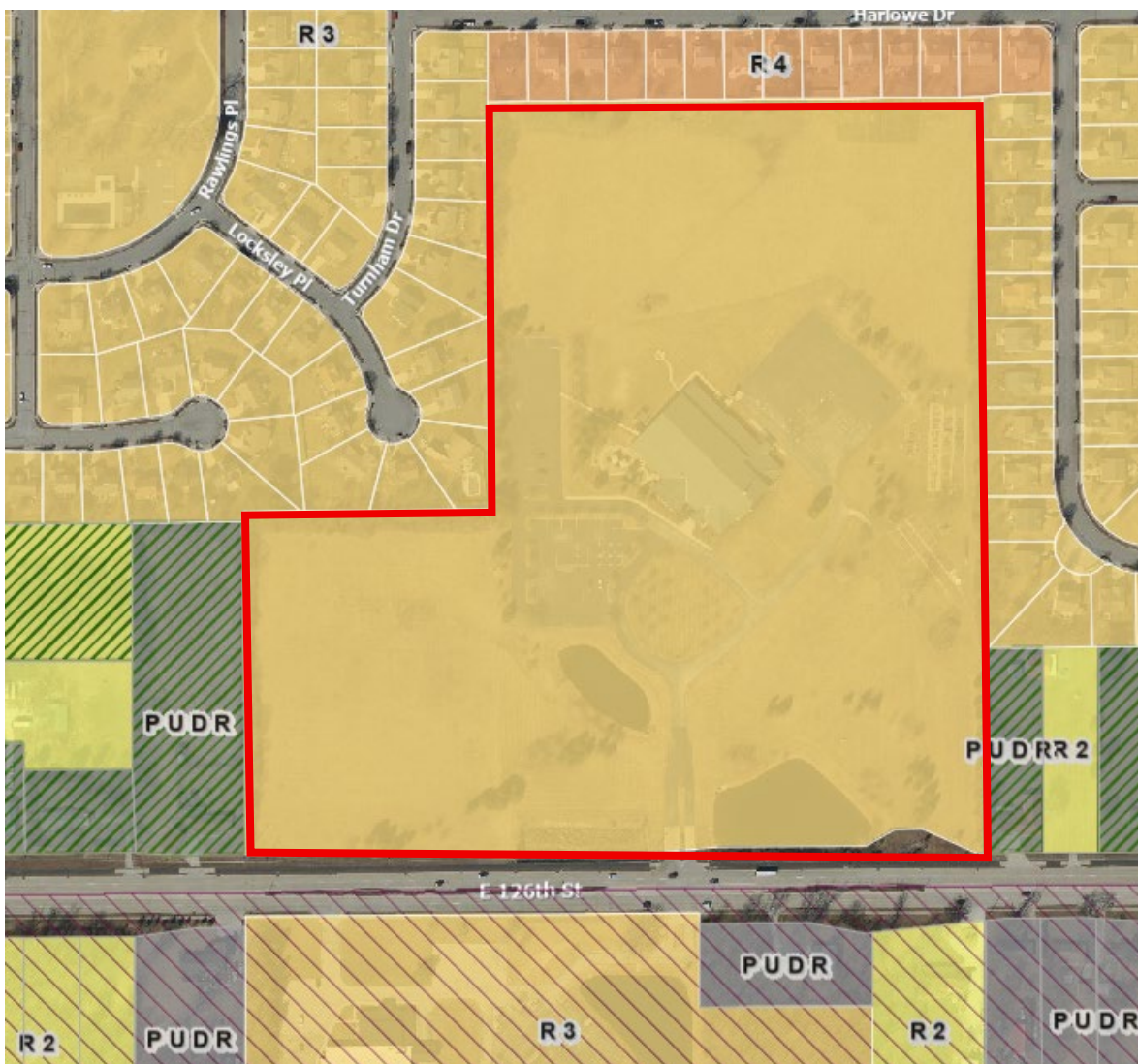
**ZONING HISTORY:**

This property is zoned R3, regulated by the City of Fishers Unified Development Ordinance (Ord. #07618F).

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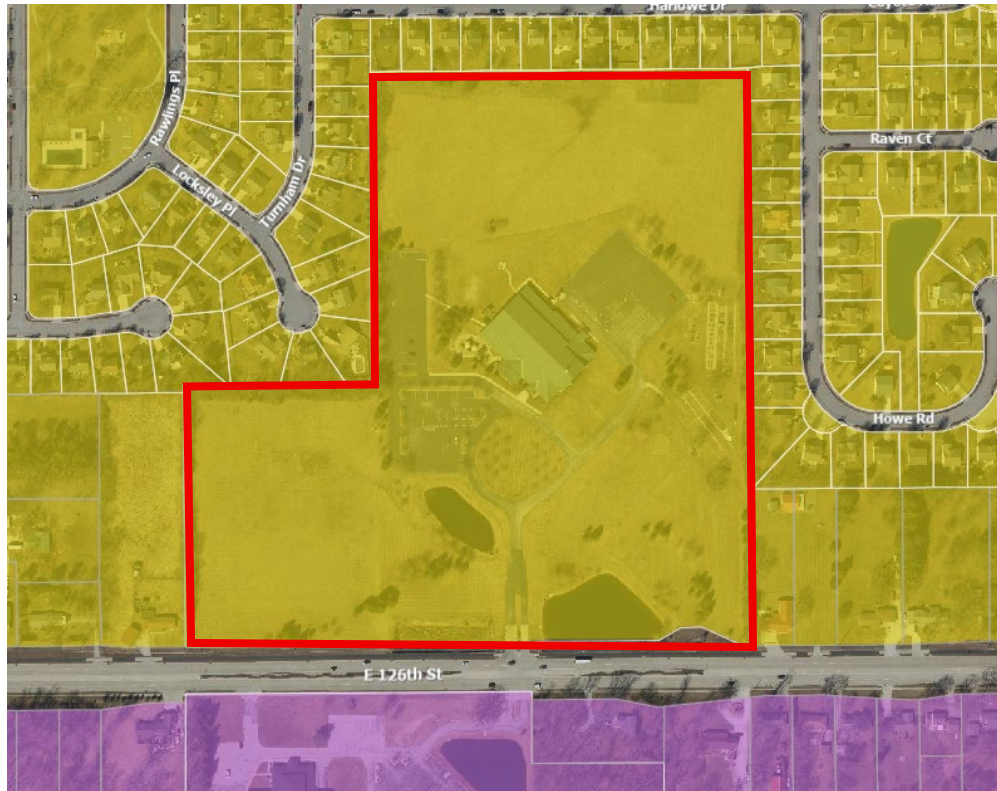
**SURROUNDING LAND USE & ZONING:**

- North: R4 – single-family residential
- East: R3 – single-family residential; PUDR – single-family residential
- South: R3 – single-family residential; PUDR – single-family residential; R2 – single-family residential
- West: R3 – single-family residential; PUDR – single-family residential



## FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as Suburban Residential.



### Suburban Residential

#### PURPOSE

Single-family detached residential at low densities ranging from two to four dwelling units per acre. For larger development, a variety of densities within the permitted range is encouraged to allow for more diversity in housing type.

#### LAND USES

- Single-family detached residential

#### DENSITY/INTENSITY

- Residential development between two and four dwelling units per acre

#### DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Internal and external pedestrian and vehicular connectivity is required.
- A mix of housing types and architectural styles is desired.

- Curvilinear street layout is permitted, however grid or modified grid street layout is also permitted to increase connectivity with surrounding neighborhoods. Vehicular and pedestrian connections to neighboring parcels is required.
- To provide opportunities for affordable, sustainable housing, smaller lots and smaller minimum home sizes may be appropriate depending on the location, quality, and character of the development plan and homes.

#### EXAMPLES: Sandstone, Silverton



This aerial photo of residential lots in the Sandstone neighborhood is an example of typical suburban residential densities.



This photo of a home in the Silverton neighborhood is typical of the architecture, size and front yard setbacks typical to suburban residential neighborhoods.

Meeting Date: January 28, 2026

Case Number: VA-25-27

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**SUMMARY OF PUBLIC COMMENTS:**

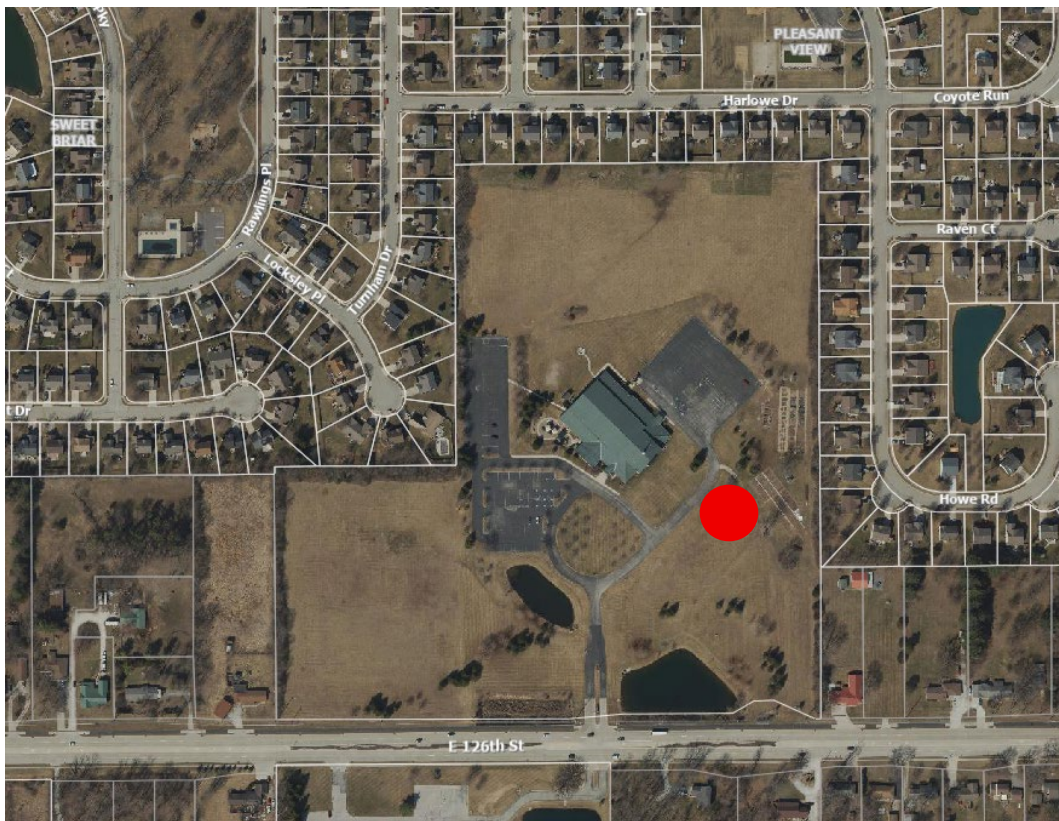
At the time of writing this Staff Report, no public comments have been received.

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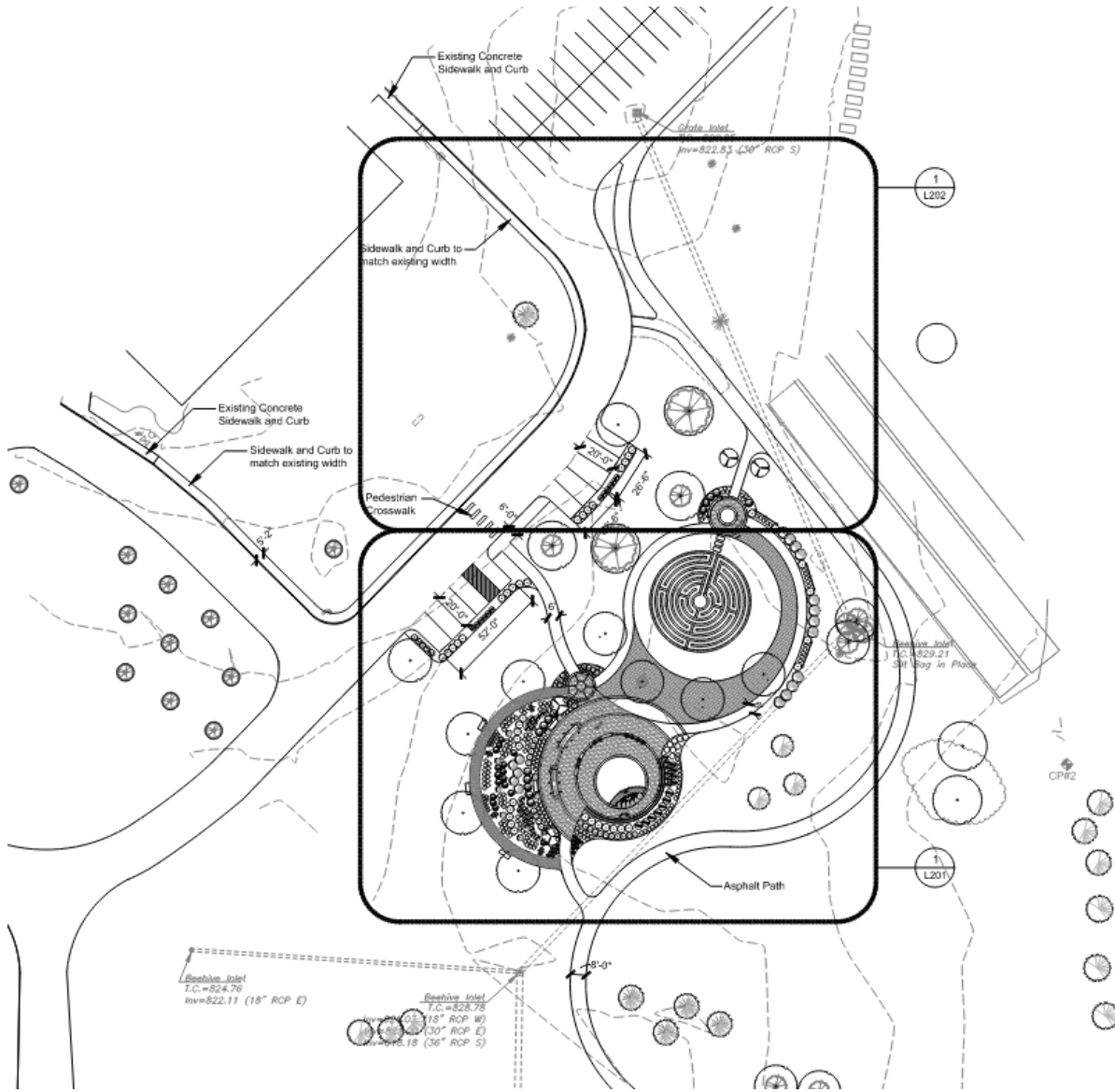
**PETITION OVERVIEW:**

The petitioner is requesting a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow a cemetery use in an R3 zoning district for the placement of a columbarium.

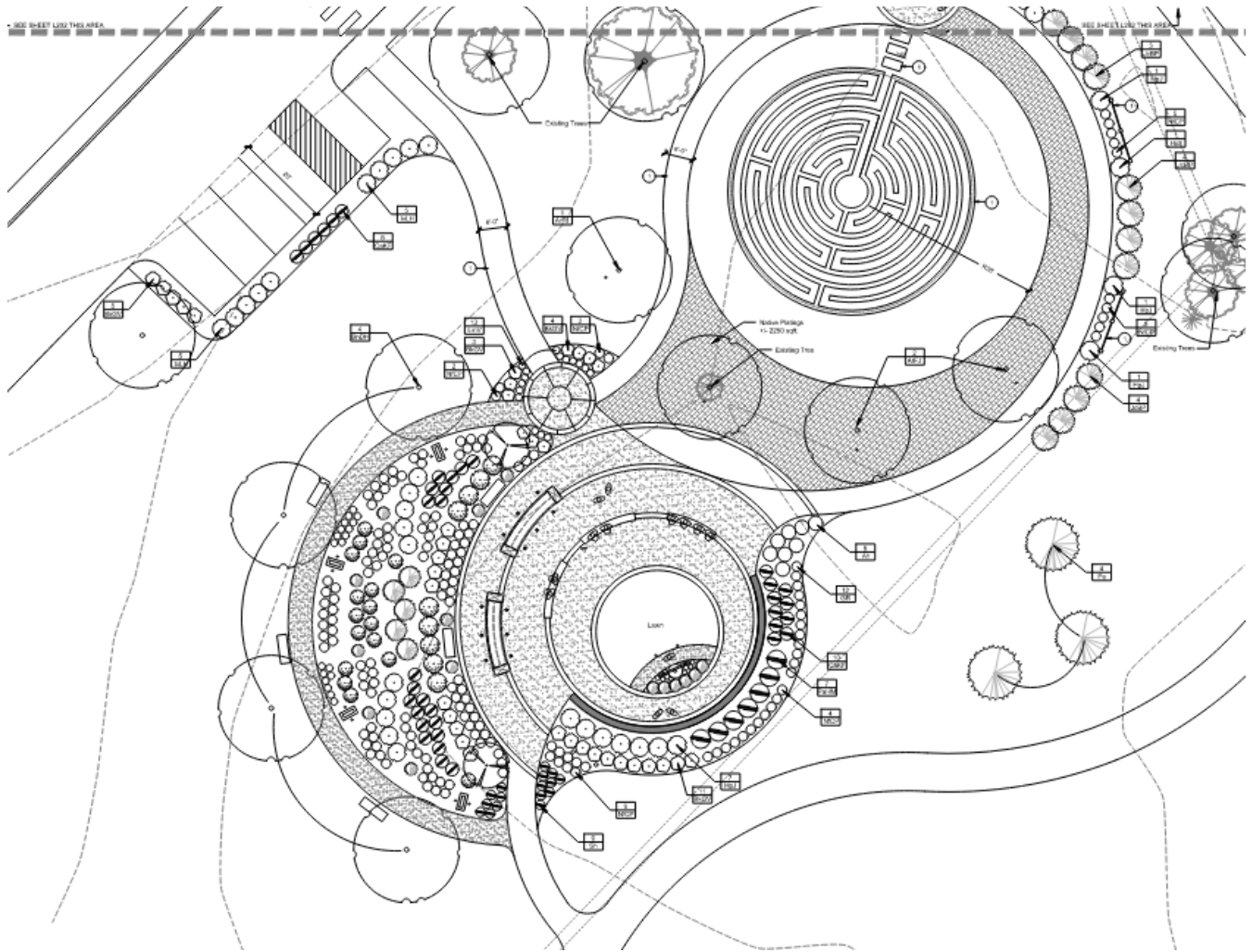
A columbarium is considered a cemetery use, which is not permitted in an R3 district. The only zoning districts that allow cemetery uses are OS – Open Space and AG – Agriculture.



*Aerial of the property. Approximate location of the proposed columbarium is indicated by the red dot.*



Proposed site plan



*Proposed landscape plan*

Meeting Date: January 28, 2026

Case Number: VA-25-27



*Aerial rendering of proposed columbarium*



*Rendering of proposed columbarium*

**Meeting Date:** January 28, 2026

**Case Number:** VA-25-27

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**STAFF RECOMMENDATION:**

Staff has NO RECOMMENDATION to the BZA for this variance request.

If the Board approves this Variance Staff requests the following conditions, and any others sought by the Board:

1. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder’s Office;
  2. All landscape elements must be native species, per the Fishers Planting Guide;
  3. Variance shall be tied to use as a place of worship unless otherwise approved by the Department of Community & Economic Development;
  4. The columbarium shall not expand from the footprint proposed in the variance application.
- 

**STAFF RECOMMENDATION**

- Approve, with Conditions       Continue       Deny       No Recommendation

November 26, 2025

**Kevin G. Buchheit**  
Direct Dial: (317) 808-5820  
E-mail: kbuchheit@kdlegal.com

City of Fishers Board of Zoning Appeals  
3 Municipal Drive  
Fishers, IN 46038

RE: Variance applications

Dear Members of the Board:

Krieg Devault LLP represents Christ The Savior Lutheran Church, Inc. (the “Church”). The Church is embarking on a journey to introduce a new ministry to the members of its congregation. The Church wishes to add a new feature to its campus located at 10500 East 126<sup>th</sup> Street (the “Property”): a columbarium to be used to hold the cremated remains of members in a serene setting near the center of the Property. The design of this area of reflection will offer a comfortable and comforting setting that will include low-profile columbaria structures, benches and walkways within a lush, landscaped setting.

The Church’s Mission statement is: Reaching people to know, love, and serve Christ. This project would be a ministry that blesses the congregation and the community as an outreach to others. The columbarium and memorial garden would serve as a respectful resting ground for loved ones and as a mechanism for people to frequently remember their loved ones via Christ during memorial services and subsequent visits to this area, which also includes serene walking trails and a nearby labyrinth.

The City of Fishers Unified Development Ordinance (“UDO”) requires the church to file a Use Variance for a Cemetery in order to add a columbarium and a Development Standards Variance in order to not require a fence around that the columbarium structures. The application documents include more details and some graphic images that will assist you in gaining an understanding of the Church’s plans.

We look forward to presenting these applications at a future Board meeting to share information and to address any concerns or questions that you may have.

Sincerely,



Kevin G. Buchheit, AICP  
Agent for Christ The Savior Lutheran Church, Inc.

FINDINGS OF FACT  
Use Variance  
Docket # VA-25-27

**The approval will not be injurious to the public health, safety, morals, and general welfare of the community, because:**

A columbarium has become increasingly associated and collocated with places of worship as an accessory use, the Church operates its campus and activities in ways that are respectful to its neighbors, the columbarium will not draw large crowds, and the area of the columbarium has been designed as a place for passive, contemplative and prayerful reflection in a park-like environment and location that is interior to the campus and distant from adjoining properties.

**The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, because:**

The columbarium will not draw large crowds, the area of the columbarium has been designed as a place for passive, contemplative and prayerful reflection in a park-like environment and location that is interior to the campus and distant from adjoining properties, and the columbarium represents a minor addition to the Church campus that is expected to have no impact on the use and enjoyment of adjacent, perimeter properties by the owners thereof because it is buffered from neighboring properties by distance and by mature landscaping along most of the perimeter of the Church's property.

**The need for the variance arises from some condition peculiar to the property involved, because:**

Cemeteries have long been associated with places of worship but are not permitted under the UDO alongside places of worship except in AG and OS Districts. In recent decades, according to industry information, growing preferences for cremation and the need for columbarium structures have increased the desire to offer columbarium facilities at places of worship. This (columbarium development that is not directly associated with a "cemetery") is an area that the UDO has not yet addressed through specific development standards. Columbarium, as a defined component of "cemetery" under the UDO, is not permitted for any place of worship in any zoning district except AG and OS without the benefit of a use variance.

**The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought, because:**

UDO regulations are not reflective of the growing trend of offering columbarium facilities in the same location as places of worship, thus denying a place of worship the opportunity to initiate and grow this ministry for its congregants.

**The approval does not interfere substantially with the comprehensive plan (adopted under the 500 series of this chapter (IC 36-7-4)); because:**

The Existing Land Use Map (January 2021) correctly identifies the Property as "Institutional." The Plan's purpose statement for "Civic/Institutional" land uses specifically identifies "religious centers/activities" and "private cemeteries" as land uses included in this classification. Land uses listed as appropriate in this classification include "places of worship." This classification also states that "(C)emetery uses are permitted when appropriate." A "cemetery", limited to the proposed columbarium under this application, is appropriate since it functions as an accessory land use to the Church.

FINDINGS OF FACT  
Development Standards Variance  
Docket # VA-25-28

**The approval will not be injurious to the public health, safety, morals, and general welfare of the community, because:**

The proposed columbarium is not a cemetery in the common understanding of what a cemetery is, nor is it being incorporated into a cemetery property where fencing may be appropriate. The proposed columbarium consists of small structures to be constructed in a park-like setting that is designed to enhance personal and prayerful meditative reflection on the lives of loved ones lost in an internal campus location that is far removed from adjoining property lines. The perimeter of the Property, particularly proximate to the area of the proposed columbarium, is lined with dense, mature vegetation, and many adjacent residential properties have fenced back yards.

**The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, because:**

The impact of the greater Church campus has long been absorbed into the neighborhood. The proposed columbarium structures are small-scale architectural structures that will blend into the proposed site design and the greater Church campus in a way that will be innocuous to all adjoining properties. Views of the columbarium from adjacent properties will be screened and buffered : by heavy, mature landscaping/vegetation along the perimeter of the Church property; by distance from perimeter properties; and by new plantings that will otherwise visually soften the immediate columbarium setting.

**The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property, because:**

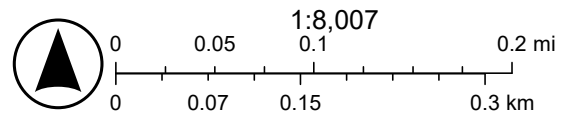
Requiring the columbarium structures to be fenced is unnecessary and will detract from the serenity of the design and negatively impact the reflective experience that is intentional in the design of the grounds surrounding the columbarium structures.



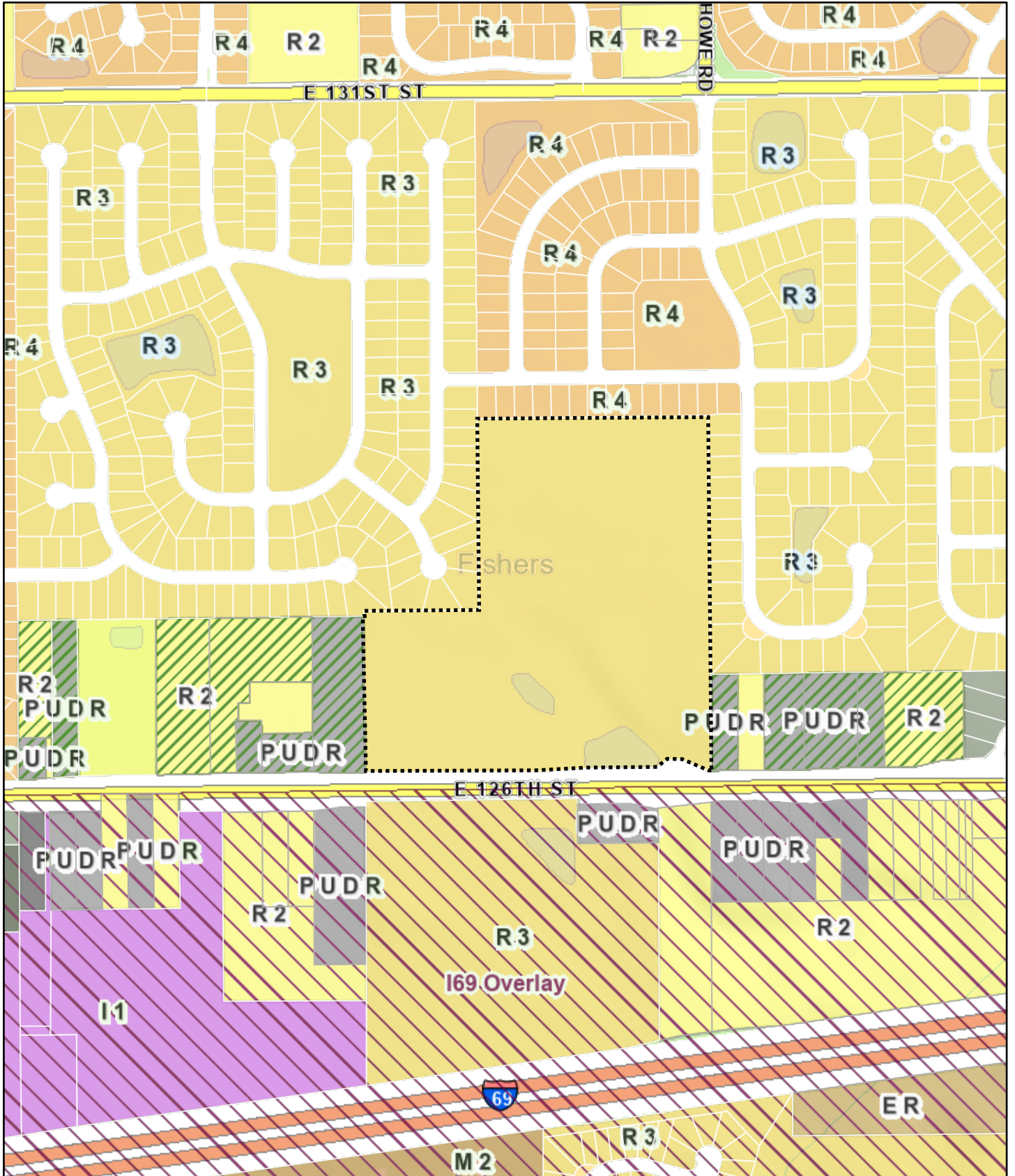
# LOCATION MAP - 10500 East 126th Street



10/20/2025, 3:08:24 PM





# ZONING MAP - 10500 East 126th Street



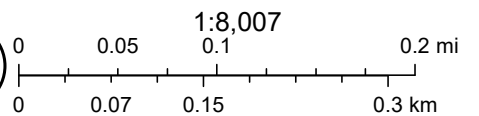
10/20/2025, 3:06:43 PM

**Overlays**

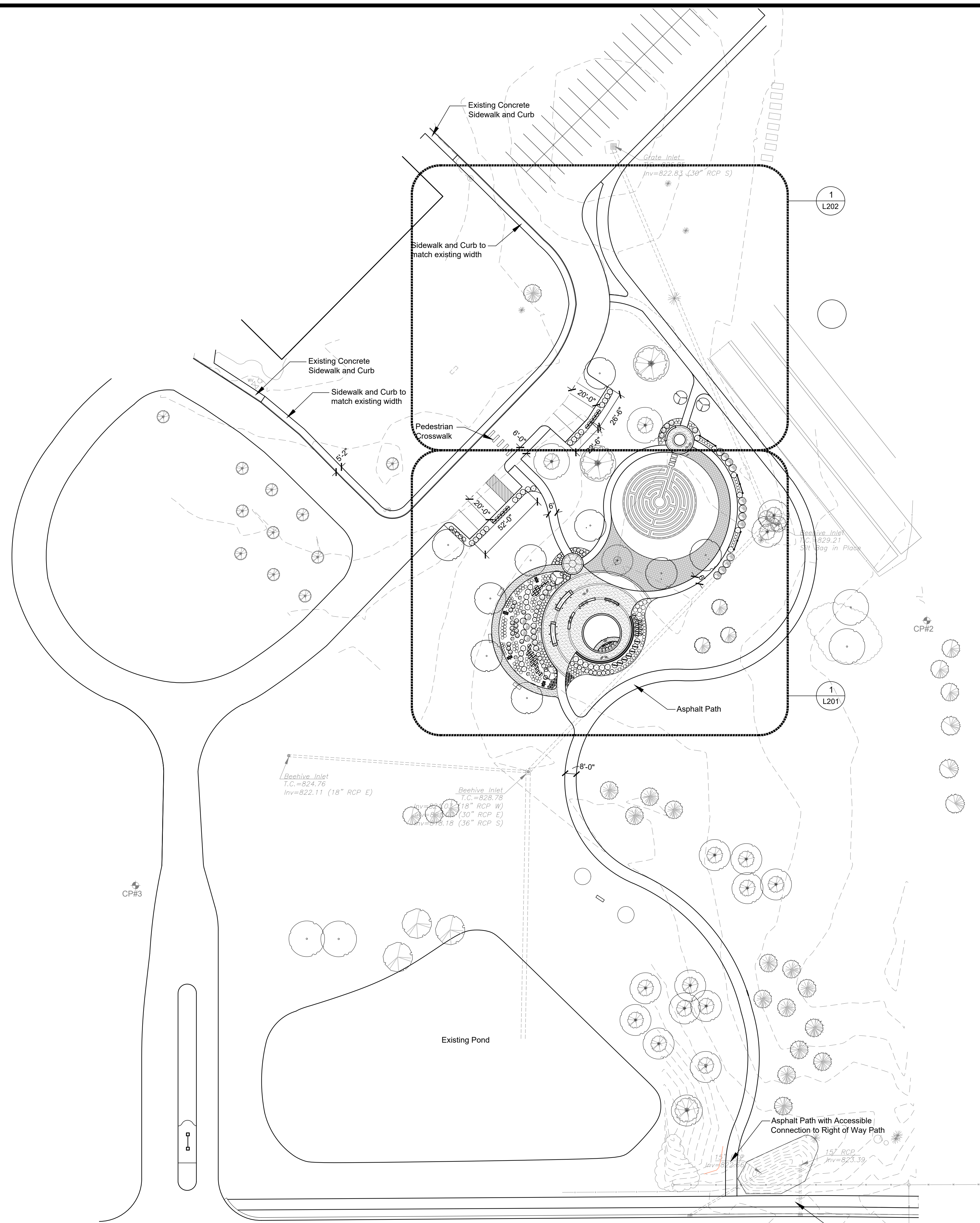
-  I69 Overlay
-  Commercial Low Impact Overlay

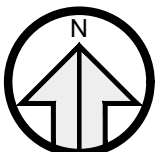
**Zoning**

-  ER
-  I1
-  M2
-  PUDC
-  PUDR
-  R2
-  R3
-  R4



Fishers, IN GIS




**1** CHRIST THE SAVIOR LUTHERAN CHURCH  
**OVERALL SITE PLAN**  
 SCALE: 1" = 40'-0"

**SCHEMATIC DRAWINGS**  
 These drawings are intended for Owner and General Contractor review only. These drawings are not intended for or released by the Architect for hard bidding, plan review / permitting, or construction.  
 DATE ISSUED:  
 REVISIONS ISSUED:

**ARCHITECT/ LANDSCAPE ARCHITECT: SITE ARCHITECTURE**  
**PROJECT CONTACTS:**  
 EMILY SMITH, RLA  
 825 CONNER STREET, SUITE 207  
 NOBLESVILLE, IN 46060  
 PH: 317.902.9214  
 E-MAIL: emily@site-architecture.com

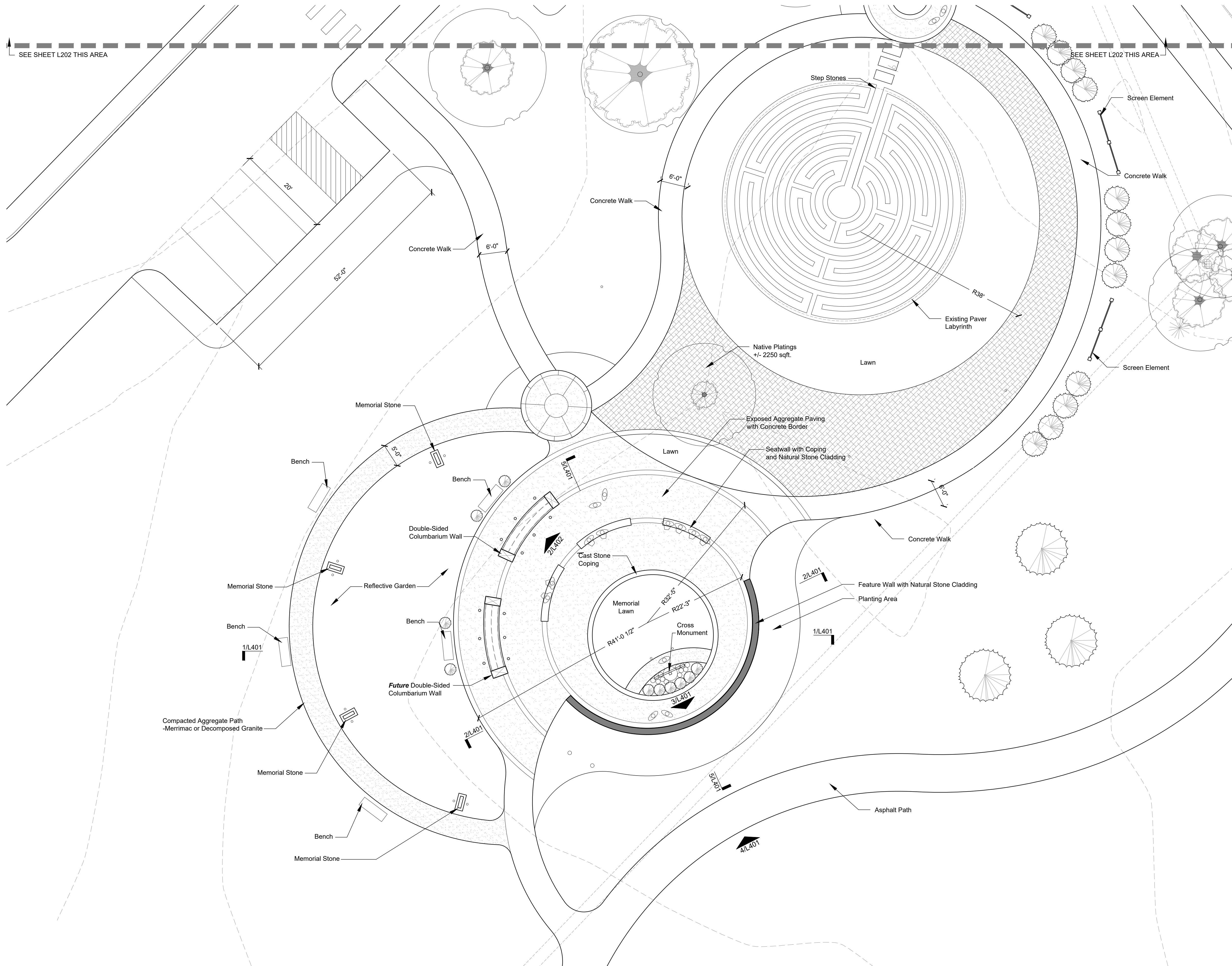
**STRUCTURAL ENGINEER: LEIBERNG STRUCTURAL ENGINEERING**  
**PROJECT CONTACT:**  
 JUSTIN LEIBERNG, PE, SE  
 812.686.9440  
 www.leibse.com

**CIVIL ENGINEER: INSITE ENGINEERING, LLC**  
**PROJECT CONTACT:**  
 DON HUMPHREY, P.E.  
 16308 KETTON DRIVE  
 NOBLESVILLE, IN 46060  
 PH: 317.691.5284

**CHRIST THE SAVIOR LUTHERAN CHURCH**  
**REFLECT SITE DESIGN**  
**10500 126th St, Fishers, IN 46038**

**PROGRESS SET**  
**NOT FOR CONSTRUCTION**

**OVERALL SITE PLAN**  
**L100**  
 PROJECT NUMBER: 2025-024



SEE SHEET L202 THIS AREA

SEE SHEET L202 THIS AREA

CHRIST THE SAVIOR LUTHERAN CHURCH  
**1 ENLARGED HARDSCAPE PLAN**  
 SCALE: 1" = 10'-0"

**SITE ARCHITECTURE**  
 architecture + landscape architecture

**SCHEMATIC DRAWINGS**  
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 DATE ISSUED:  
 REVISIONS ISSUED:

**ARCHITECT/ LANDSCAPE ARCHITECT: SITE ARCHITECTURE**  
 PROJECT CONTACTS:  
 EMILY SMITH, RLA  
 625 CONNER STREET, SUITE 207  
 NOBLESVILLE, IN 46060  
 PH: 317.902.9214  
 E-MAIL: emily@site-architecture.com

**STRUCTURAL ENGINEER: LEIBERNG STRUCTURAL ENGINEERING**  
 PROJECT CONTACT:  
 JUSTIN LEIBERNG, PE, SE  
 812.686.9440  
 www.leibse.com

**CIVIL ENGINEER: INSITE ENGINEERING, LLC**  
 PROJECT CONTACT:  
 DON HUMPHREY, P.E.  
 16308 KETTON DRIVE  
 NOBLESVILLE, IN 46060  
 PH: 317-691-5284

**CHRIST THE SAVIOR LUTHERAN CHURCH  
 REFLECT SITE DESIGN  
 10500 126th St, Fishers, IN 46038**

**PROGRESS SET  
 NOT FOR  
 CONSTRUCTION**

CERTIFICATION:  
**HARDSCAPE PLAN  
 ENLARGED**

**L201**

PROJECT NUMBER: 2025-024

**SCHEMATIC DRAWINGS**  
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DATE ISSUED:  
REVISIONS ISSUED:

**ARCHITECT/  
LANDSCAPE ARCHITECT:  
SITE ARCHITECTURE**  
**PROJECT CONTACTS:**  
EMILY SMITH, RLA  
625 CONNER STREET, SUITE 207  
NOBLESVILLE, IN 46060  
PH: 317.902.9214  
E-MAIL: emily@site-architecture.com

**STRUCTURAL ENGINEER:  
LEIBERUNG STRUCTURAL  
ENGINEERING**  
**PROJECT CONTACT:**  
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812.686.9440  
www.leibse.com

**CIVIL ENGINEER:  
INSITE ENGINEERING, LLC**  
**PROJECT CONTACT:**  
DON HUMPHREY, P.E.  
16308 KETTON DRIVE  
NOBLESVILLE, IN 46050  
PH: 317.691.5284

**CHRIST THE SAVIOR LUTHERAN CHURCH  
REFLECT SITE DESIGN  
10500 126th St, Fishers, IN 46038**

**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

CERTIFICATION:

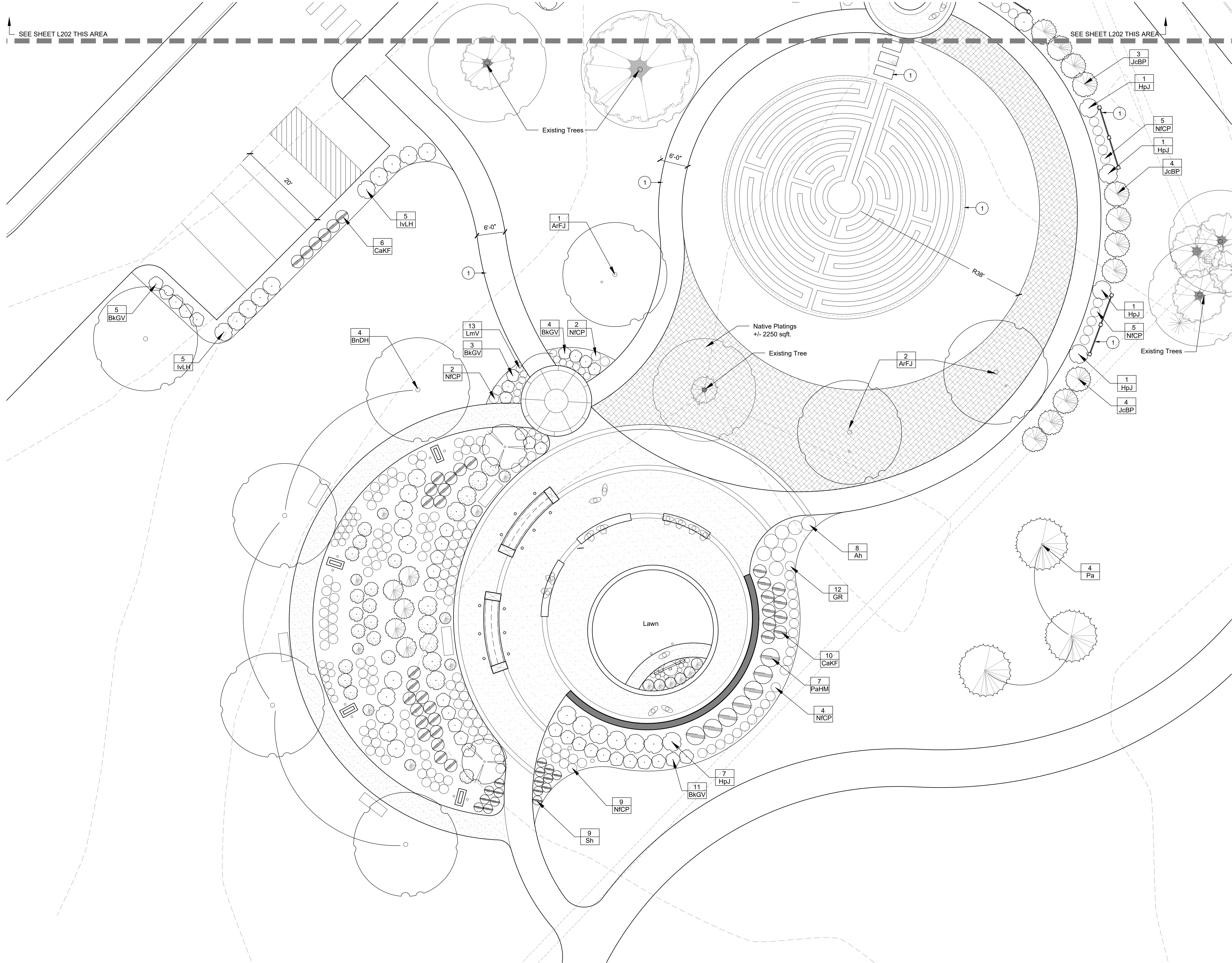
**HARDSCAPE PLAN  
ENLARGED**

**L202**

PROJECT NUMBER: 2025-024



CHRIST THE SAVIOR LUTHERAN CHURCH  
**1 ENLARGED HARDSCAPE PLAN**  
SCALE: 1" = 10'-0"



**GENERAL LANDSCAPE NOTES:**

1. CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO COMMENCING WORK, AND SHALL COORDINATE ALL LANDSCAPE ARCHITECTURE WORK WITH CIVIL, ARCHITECTURAL AND MEP DRAWINGS.
2. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60-1-1998", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT. PROVIDE ONLY HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, DISEASE, OR INSECT INFESTATION. ALL PLANTS SHALL HAVE FULLY DEVELOPED FORM WITHOUT VOIDS OR OPEN SPACES.
4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
5. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BED AREAS PER MANUFACTURER'S RECOMMENDATIONS FOR VARIOUS PLANT TYPES.
6. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
7. BACKFILL FOR TREE AND SHRUB PLANTINGS SHALL BE APPROVED TOPSOIL.
8. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
9. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE YEAR.
10. LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE LANDSCAPE ARCHITECT OR OWNER.
11. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, CONTACT LANDSCAPE ARCHITECT.
12. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
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14. NOTIFY LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR UNFORESEEN CONDITIONS ARE FOUND.
15. THE LANDSCAPE ARCHITECT SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
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17. NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
18. THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
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20. MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK. THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS, MINIMUM MULCH SHALL BE OF UNIFORM TEXTURE AND COLOR.
21. SEED ALL DISTURBED LAWN AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
22. ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADED EDGE.

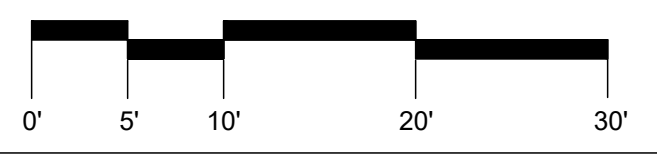
**PLAN NOTES**

1. LAWN - SEED ALL DISTURBED AREAS.
2. PEDESTRIAN PAVING, SEE CIVIL PLANS.
3. VEHICULAR PAVING, SEE CIVIL PLANS.
4. 3'-4" DEPTH Stony Creek River Rock by Greenstone or similar, WITH NON-WOVEN GEOTEXTILE FILTER FABRIC BELOW. SEE GREENSTONECOMPANY.COM or Call 317.414.6881.
5. EXISTING PAVEMENT TO REMAIN
6. TREE PROTECTION FENCE - 4' TALL HEAVY DUTY SAFETY FENCE TO REMAIN THROUGHOUT DURATION OF ARCHITECTURAL AND SITE CONSTRUCTION.

**PLANT LEGEND**

	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	CONIFEROUS SHRUB
	BROADLEAF EVERGREEN SHRUB
	DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	PERENNIAL

CHRIST THE SAVIOR LUTHERAN CHURCH  
**1 ENLARGED PLANTING PLAN**  
 SCALE: 1" = 10'-0"



**SITE ARCHITECTURE**  
 architecture + landscape architecture

**SCHEMATIC DRAWINGS**  
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 REVISIONS ISSUED:

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**CHRIST THE SAVIOR LUTHERAN CHURCH REFLECT SITE DESIGN**  
 10500 126th St, Fishers, IN 46038

**PROGRESS SET NOT FOR CONSTRUCTION**

CERTIFICATION:

**PLANTING PLAN ENLARGED**

**L301**

PROJECT NUMBER: 2025-024



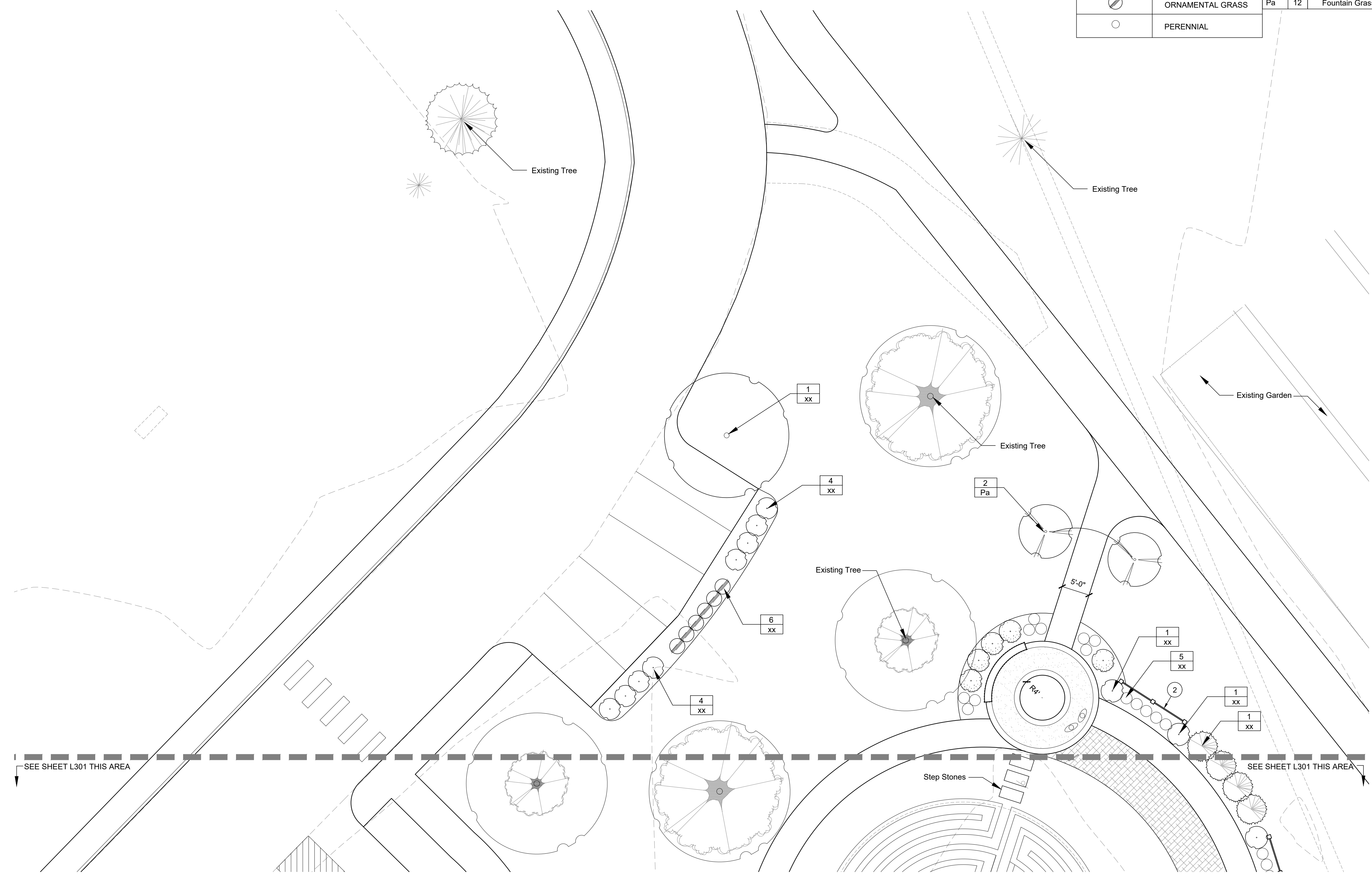
PLANT LEGEND		PLANT LIST			
Symbol	Category	Tag #	Common Name	Botanical Name	Min. Size @ Planting
<b>ORNAMENTAL TREES</b>					
○	SHADE TREE	AgAB 2	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	1 1/2" Cal.
		Ckc 1	Kousa Dogwood	Cornus kousa var. chinensis	1 1/2" Cal.
		SrIS 6	Ivory Silk Japanese Lilac	Syringa reticulata 'Ivory Silk'	1 1/2" Cal.
		Cc 2	Cercis Canadensis	Eastern Redbud - 'Autumn' variety	1 1/2" Cal.
		ZsCS 3	City Sprite Zelkova	Zelkova serrata 'City Sprite'	1 1/2" Cal.
<b>SHRUBS</b>					
		AsB 5	Fall Fiesta Maple	Acer saccharum 'Bailista'	2 1/2" Cal.
		Gtl 5	Imperial Honeylocust	Gleditsia triacanthos inermis 'Impcole'	2 1/2" Cal.
<b>SHRUBS</b>					
		VcKS 42	Korean Spice Viburnum	Viburnum carlesii	24" ht - 3 gal.
		BkGV 24	Green Velvet Boxwood	Buxus x koreana 'Green Velvet'	2 gal.
		ToW 46	Woodwardia Arborvitae	Thuja occidentalis 'woodwardii'	24" ht - 2 gal.
		SmP 34	Dark Korean Lilac	Syringa meyeri 'Palibin'	24" ht - 3 gal.
		SjLP 21	Little Princess Spirea	Spirea japonica 'Little Princess'	18" ht - 2 gal.
		TGG 20	Green Giant Arborvitae	Thuja 'Green Giant'	6' ht
		Iv 13	Henry's Garnet	Itea virginica	24" ht - 3 gal.
		HsBB 7	Blushing Bride Rose of Sharon	Hibiscus syriacus 'Blushing Bride'	5 gal.
		IgD 44	Densa Inkberry	Ilex glabra 'Densa'	24" ht - 3 gal.
<b>PERENNIALS AND GRASSES</b>					
		CaKF 5	Karl Foerster Feather Reed Grass	Calamagrostis x a 'Karl Foerster'	#2
		Pa 12	Fountain Grass	Pennisetum alopecuroides	#2

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CHRIST THE SAVIOR LUTHERAN CHURCH  
**1 ENLARGED PLANTING PLAN**  
SCALE: 1" = 10'-0"

**SCHEMATIC DRAWINGS**

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REVISIONS ISSUED:

**ARCHITECT/ LANDSCAPE ARCHITECT: SITE ARCHITECTURE**

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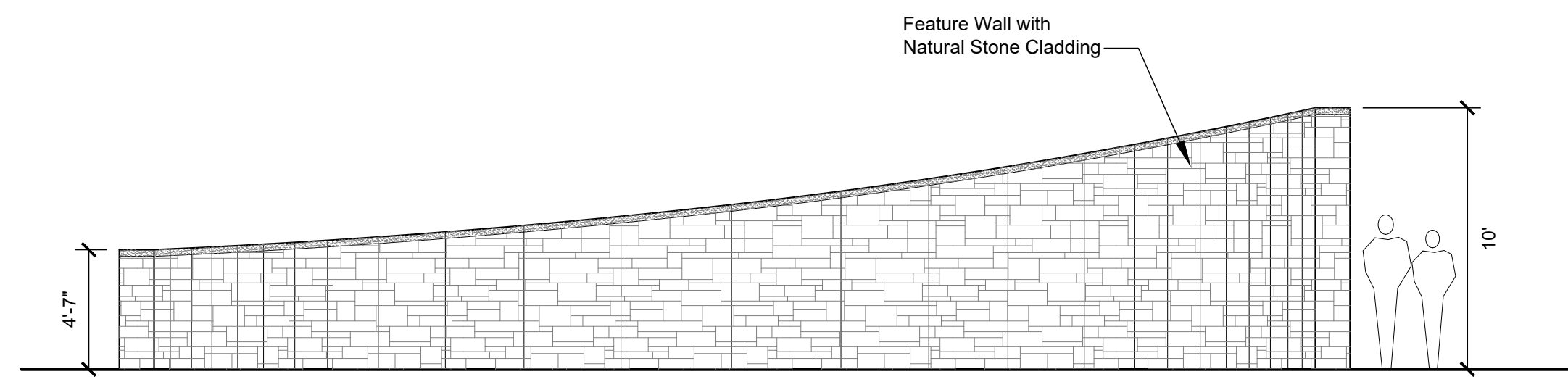
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CERTIFICATION:

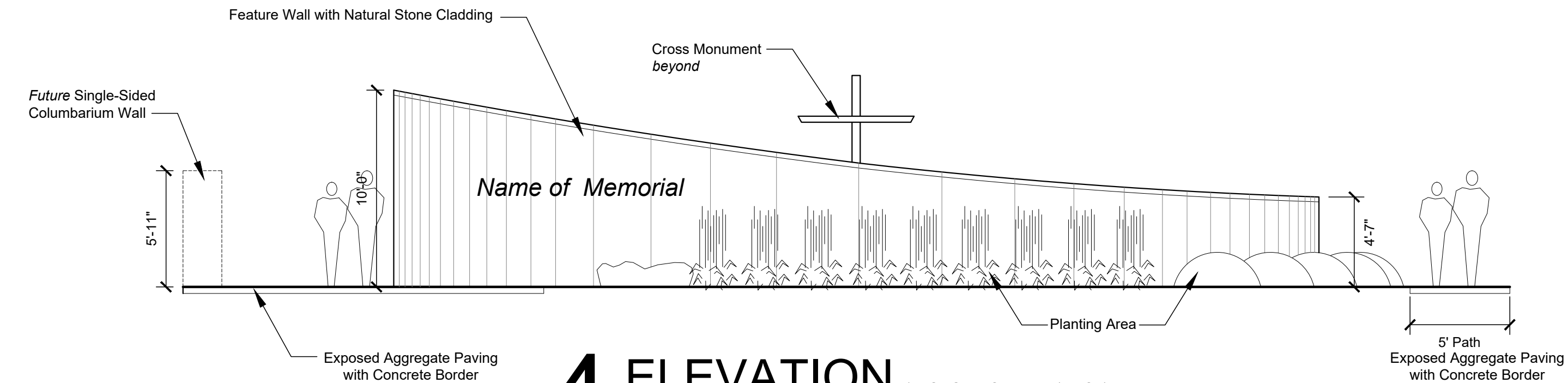
**PLANTING PLAN ENLARGED**

**L303**

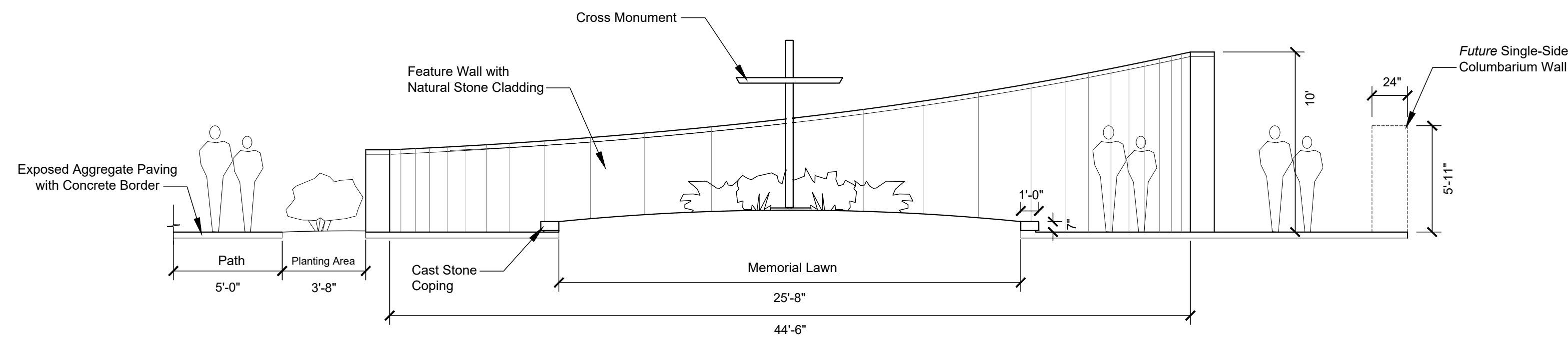
PROJECT NUMBER: 2025-024



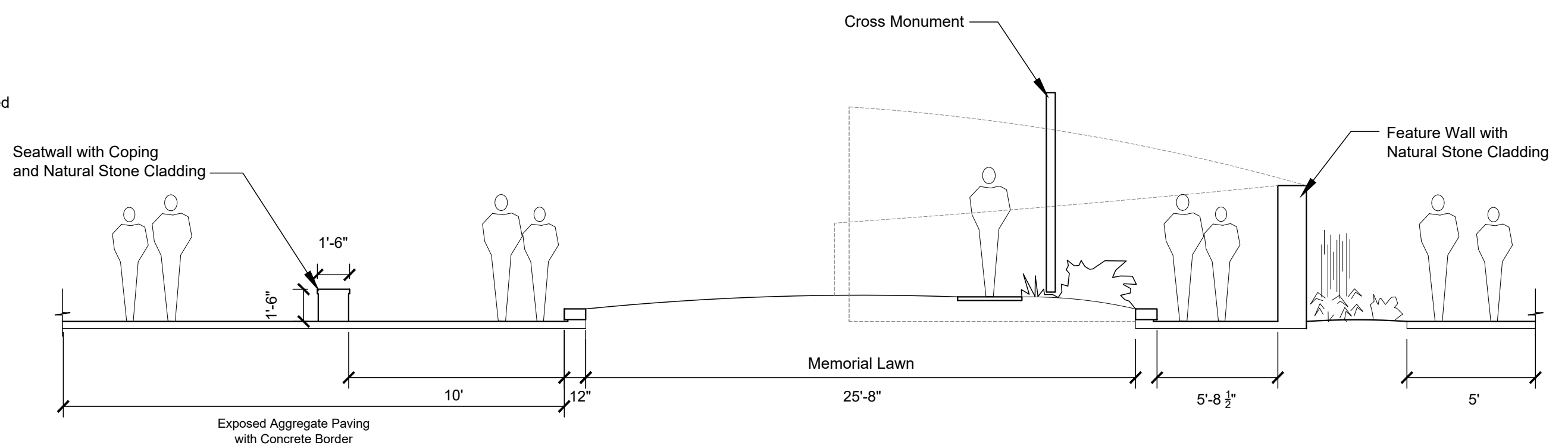
**3 ELEVATION** (WEST SIDE OF WALL / FRONT)  
SCALE: 3/16" = 1'-0"



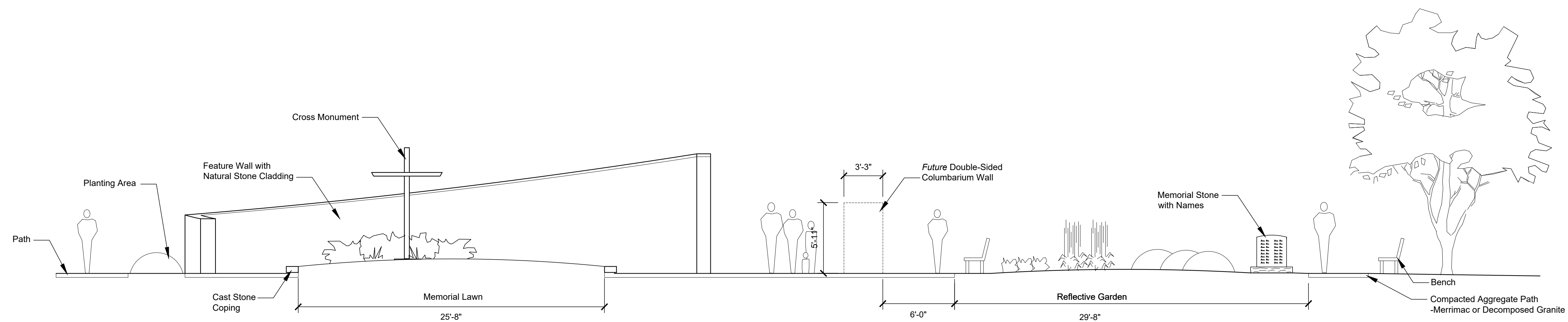
**4 ELEVATION** (EAST SIDE OF WALL / BACK)  
SCALE: 3/16" = 1'-0"



**2 SECTION/ELEVATION**  
SCALE: 3/16" = 1'-0"



**5 SECTION/ELEVATION**  
SCALE: 3/16" = 1'-0"



**1 SECTION/ELEVATION - Double-Sided Columbarium Wall**  
SCALE: 3/16" = 1'-0"

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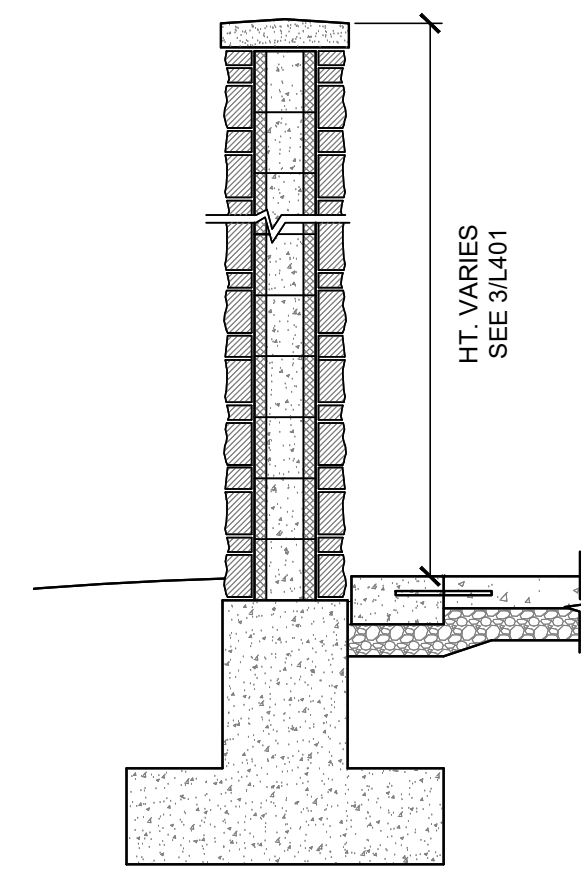
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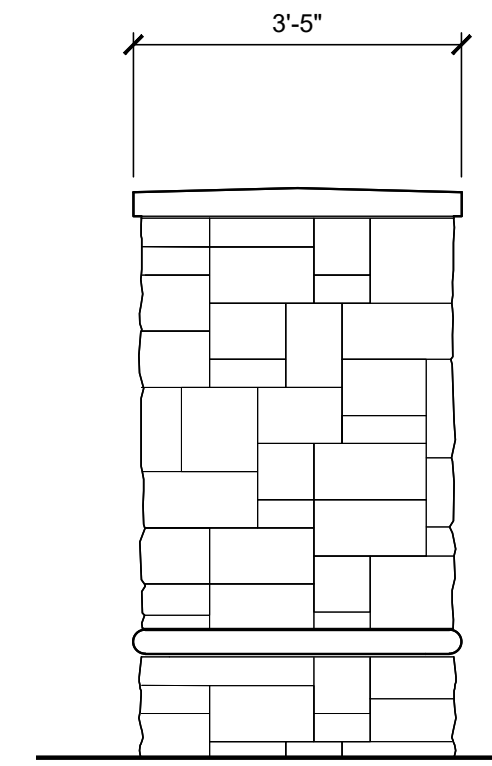
SECTIONS / ELEVATIONS

**L401**

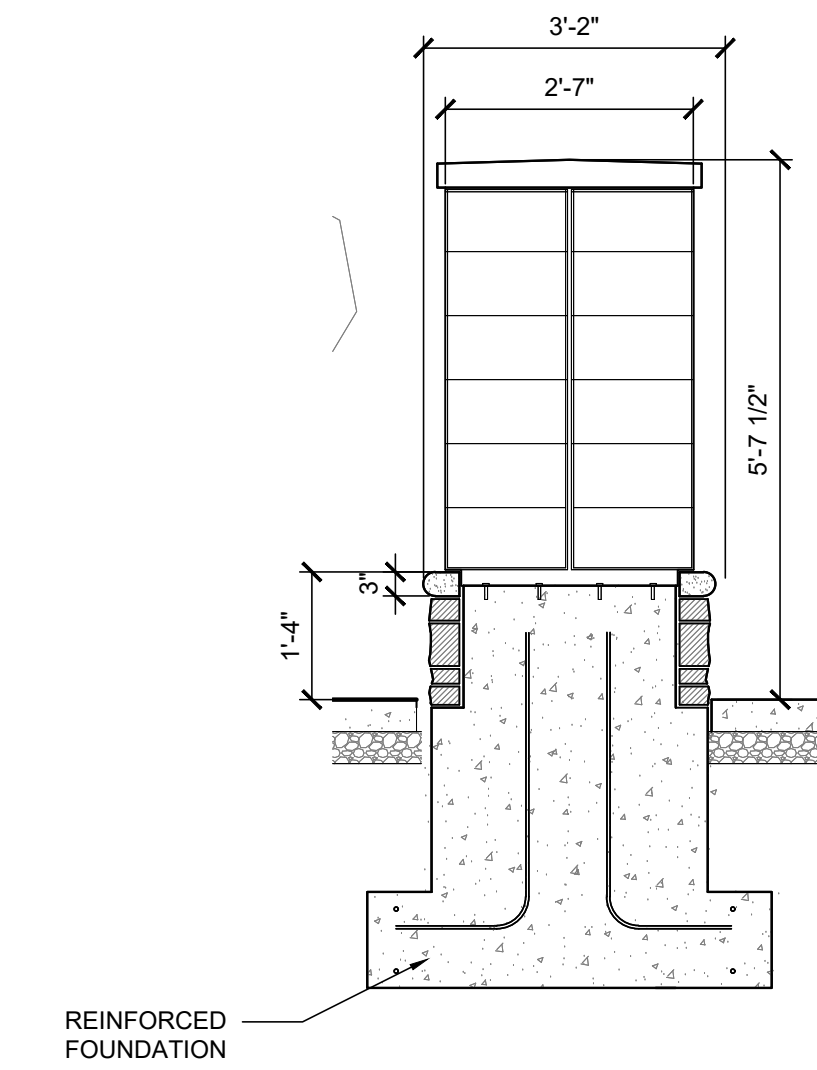
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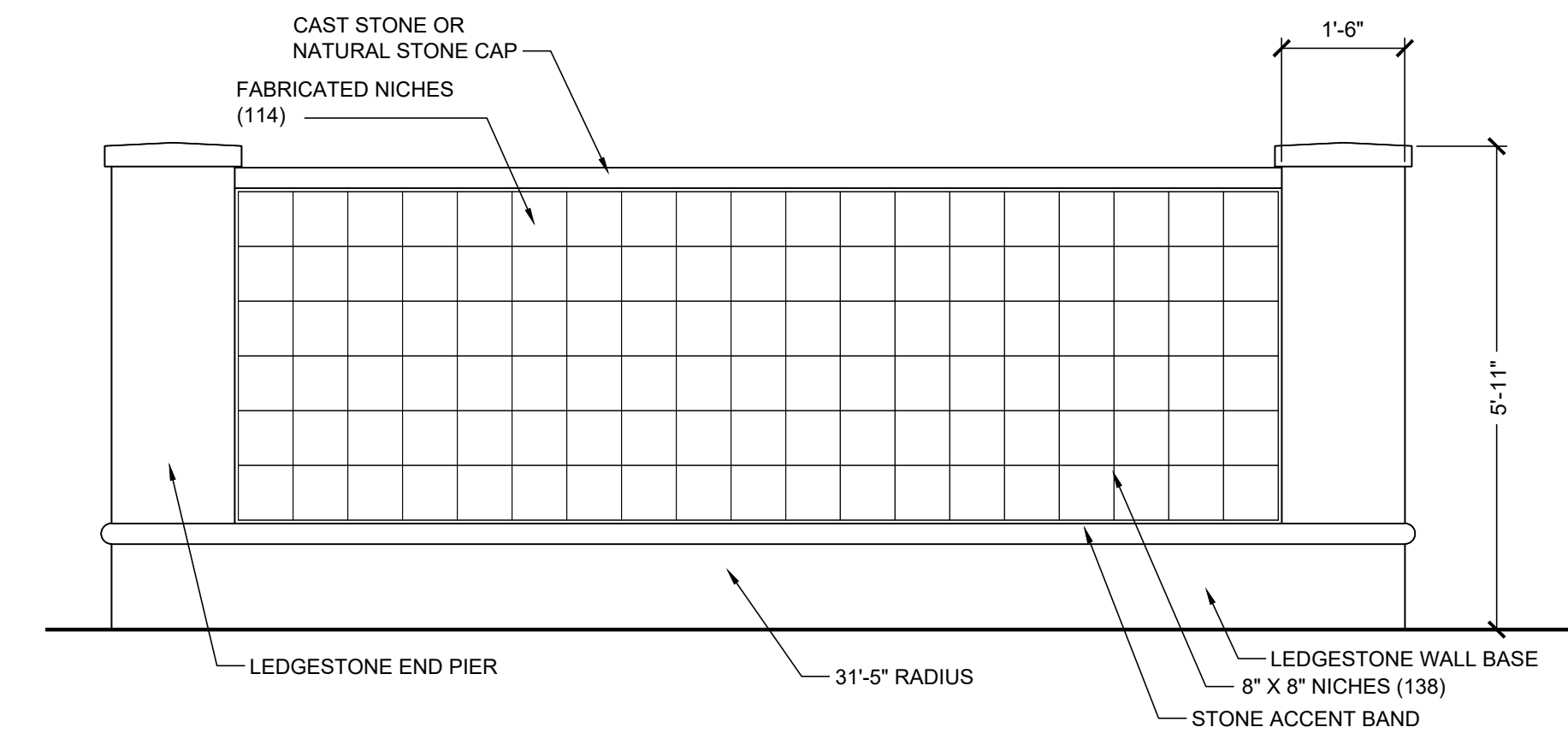
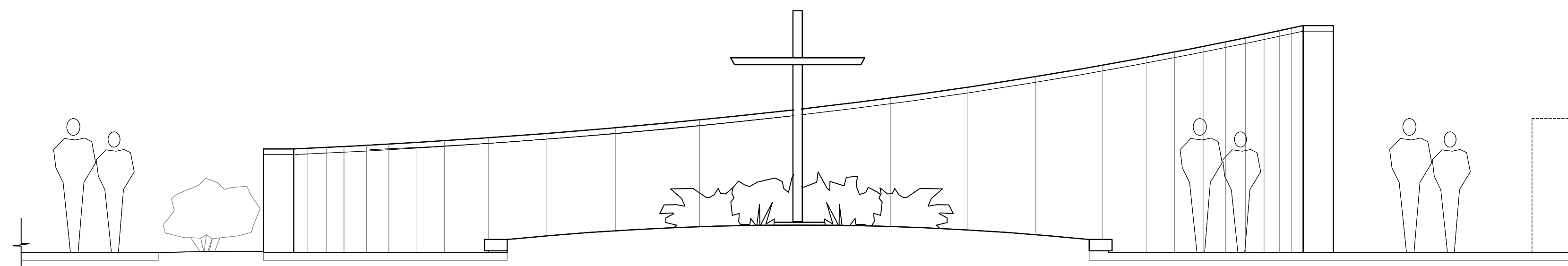
**6 SECTION** FEATURE WALL  
SCALE: 1/2" = 1'-0"



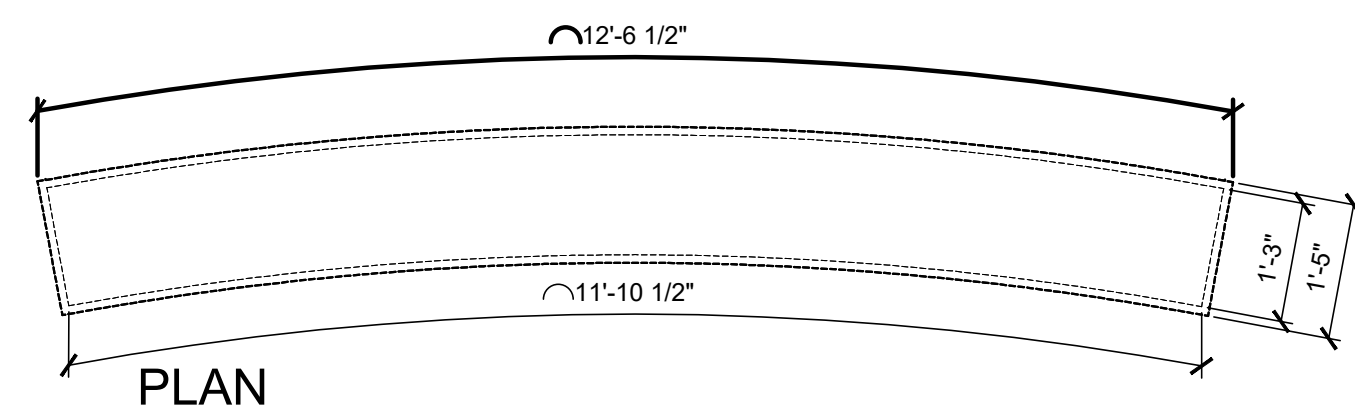
**4 ELEVATION** COLUMBARIUM END PIER  
SCALE: 1/2" = 1'-0"



**3 SECTION** DOUBLE-SIDED COLUMBARIUM WALL  
SCALE: 1/2" = 1'-0"



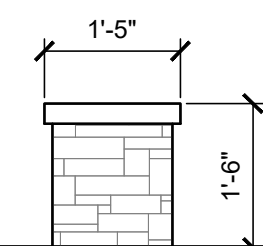
**2 ELEVATION** DOUBLE-SIDED COLUMBARIUM WALL  
SCALE: 1/2" = 1'-0"



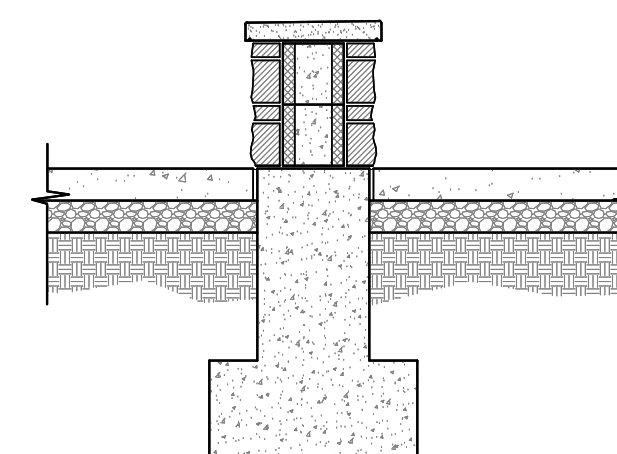
PLAN



FRONT ELEVATION

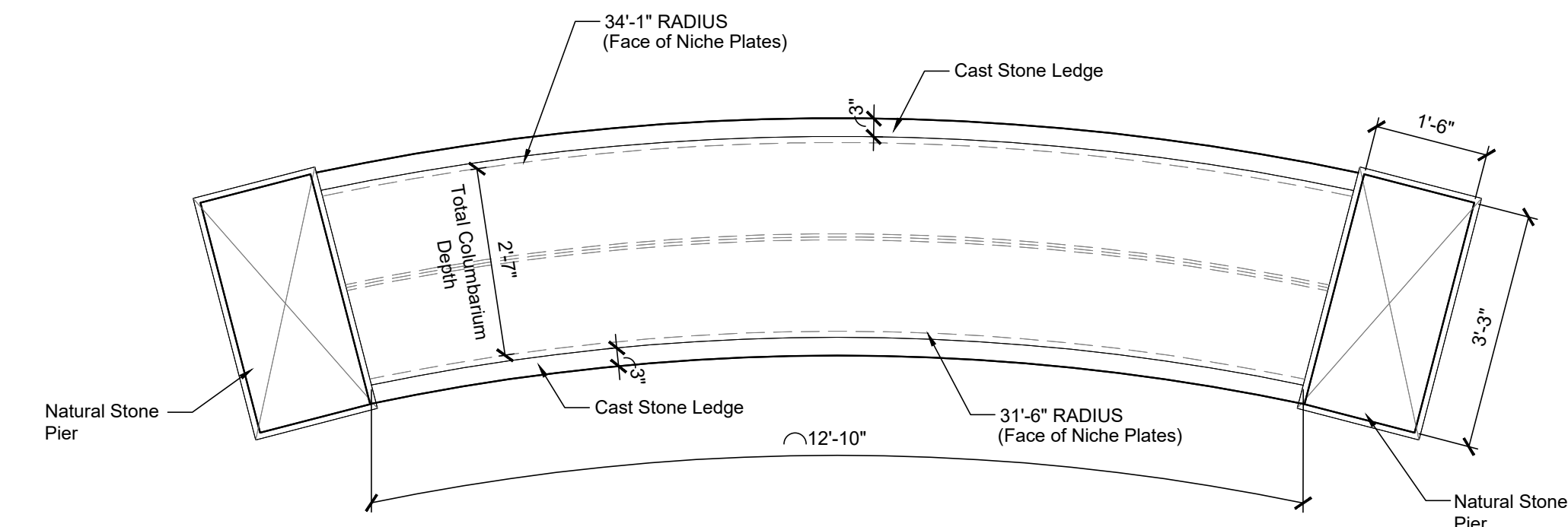


END ELEVATION



SECTION

**5 MEMORIAL SEAT WALL, TYP.**  
SCALE: 1/2" = 1'-0"



**1 PLAN** DOUBLE-SIDED COLUMBARIUM WALL  
SCALE: 1/2" = 1'-0"

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10500 126th St, Fishers, IN 46038**

**PROGRESS SET  
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CONSTRUCTION**

CERTIFICATION:

**HARDSCAPE DETAILS**

**L402**

PROJECT NUMBER: 2025-024





**SITE ARCHITECTURE**  
architecture + landscape architecture



**SITE ARCHITECTURE**  
architecture + landscape architecture



SITE ARCHITECTURE  
architecture + landscape architecture



<b>DEPARTMENT CONTACT:</b> Grace Wiley	<b>CASE NUMBER:</b> VA-25-28
---	---------------------------------

<b>PETITIONER:</b> Kevin Buchheit on behalf of Christ the Savior Lutheran Church	<b>PROPERTY ADDRESS/LOCATION:</b> 10500 E 126 <sup>th</sup> St
---	---

**REQUEST:** Consideration of a Development Standards Variance from Section 5.3.1.B.1 of the City's Unified Development Ordinance (UDO) to allow a columbarium structure to be constructed without a perimeter wall or fence. *This request is being sought in conjunction with VA-25-27.*

<b>APPLICABLE REGULATIONS:</b> City's Unified Development Ordinance (UDO)	<b>EXISTING ZONING:</b> R3 – Single-Family Residential	<b>FISHERS 2040:</b> Suburban Residential
--	---	--

**LOT SIZE:** 34.36 Acres



**STAFF RECOMMENDATION**

- Approve, with Condition   
  Continue   
  Deny   
  No Recommendation

Meeting Date: January 28, 2026

Case Number: VA-25-28

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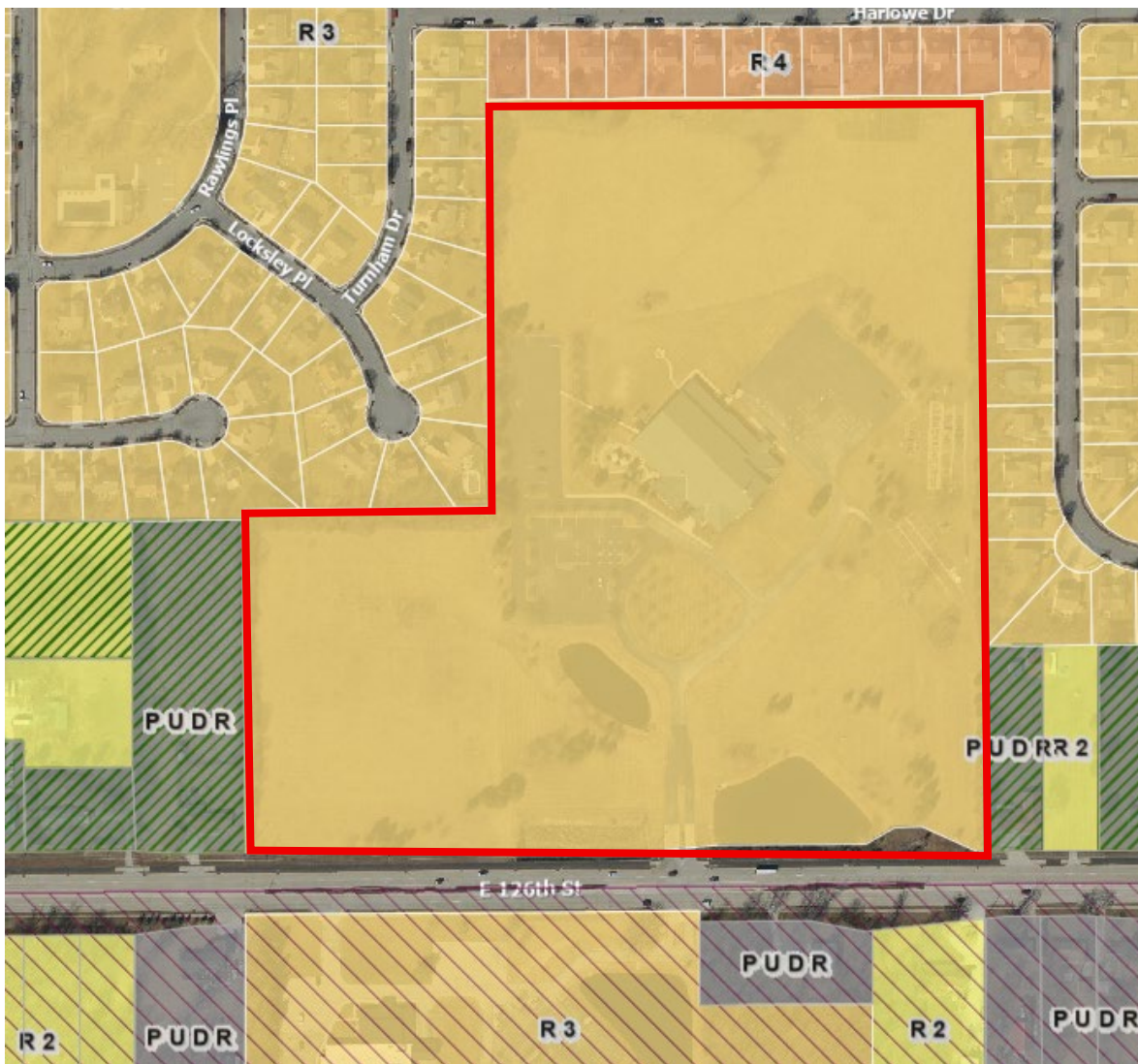
**ZONING HISTORY:**

This property is zoned R3, regulated by the City of Fishers Unified Development Ordinance (Ord. #07618F).

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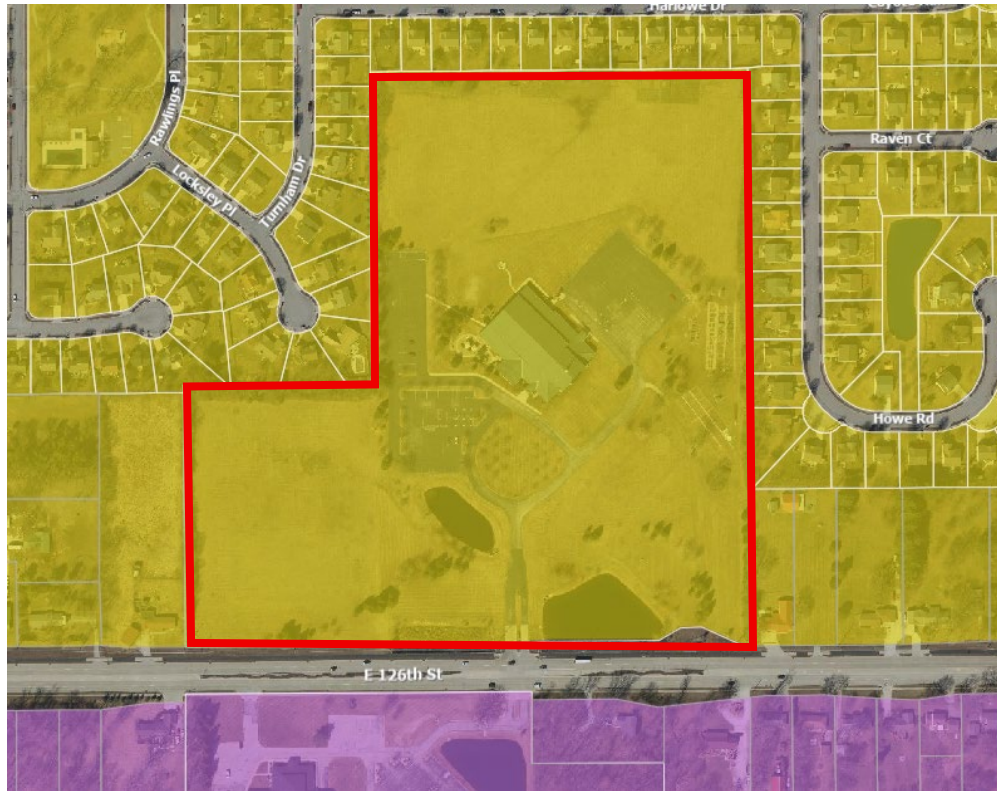
**SURROUNDING LAND USE & ZONING:**

- North: R4 – single-family residential
- East: R3 – single-family residential; PUDR – single-family residential
- South: R3 – single-family residential; PUDR – single-family residential; R2 – single-family residential
- West: R3 – single-family residential; PUDR – single-family residential



FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as Suburban Residential.



Suburban Residential

PURPOSE

Single-family detached residential at low densities ranging from two to four dwelling units per acre. For larger development, a variety of densities within the permitted range is encouraged to allow for more diversity in housing type.

LAND USES

- Single-family detached residential

DENSITY/INTENSITY

- Residential development between two and four dwelling units per acre

DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
Internal and external pedestrian and vehicular connectivity is required.
A mix of housing types and architectural styles is desired.

- Curvilinear street layout is permitted, however grid or modified grid street layout is also permitted to increase connectivity with surrounding neighborhoods. Vehicular and pedestrian connections to neighboring parcels is required.
To provide opportunities for affordable, sustainable housing, smaller lots and smaller minimum home sizes may be appropriate depending on the location, quality, and character of the development plan and homes.

EXAMPLES: Sandstone, Silverton



This aerial photo of residential lots in the Sandstone neighborhood is an example of typical suburban residential densities.



This photo of a home in the Silverton neighborhood is typical of the architecture, size and front yard setbacks typical to suburban residential neighborhoods.

Meeting Date: January 28, 2026

Case Number: VA-25-28

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**SUMMARY OF PUBLIC COMMENTS:**

At the time of writing this Staff Report, no public comments have been received.

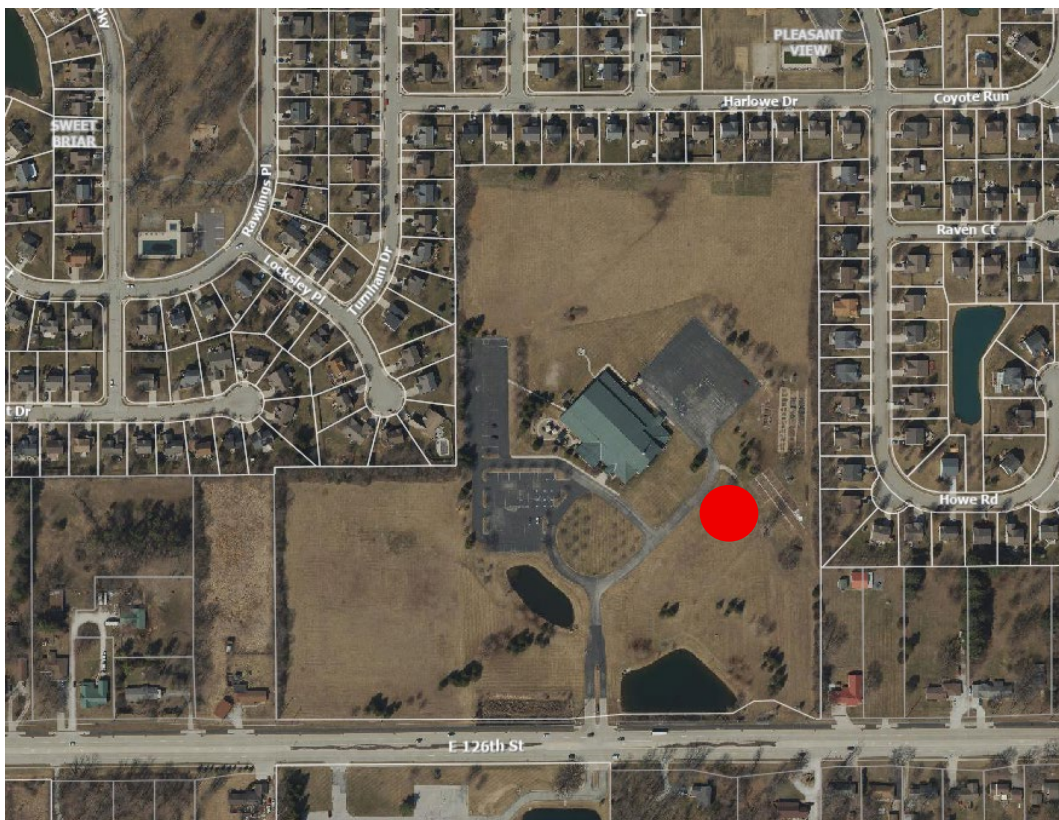
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**PETITION OVERVIEW:**

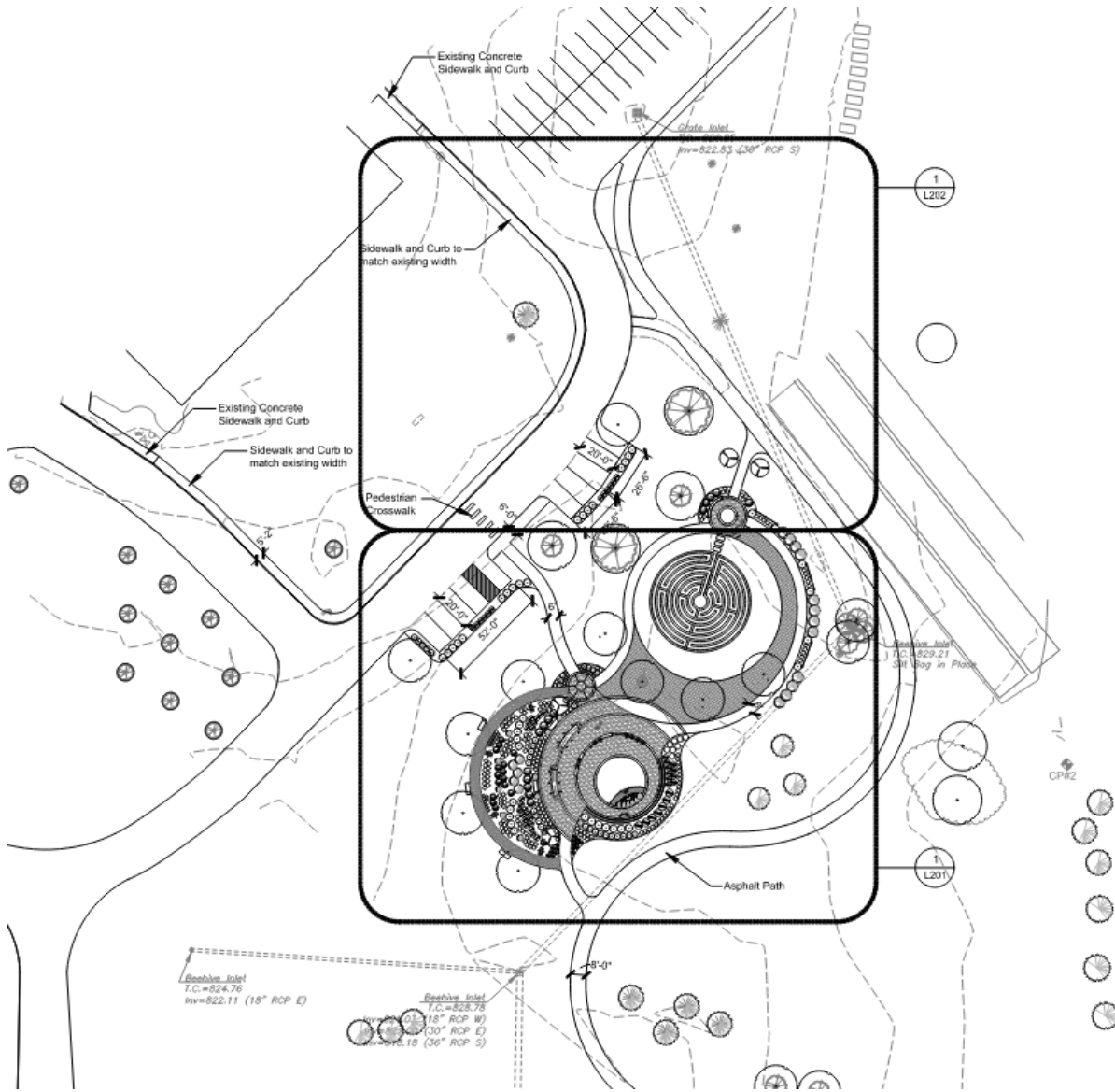
The petitioner is requesting a Development Standards Variance from Section 5.3.1.B.1 of the City's Unified Development Ordinance (UDO) to allow a columbarium structure to be constructed without a perimeter wall or fence.

Section 5.3.1.B.1. of the City's UDO states that "all cemeteries shall incorporate a perimeter fence or wall that is at least 48 inches tall but no taller than 72 inches. Fencing shall not be chain-link." This variance request is to allow the columbarium to be constructed without the fence or wall required by the UDO.

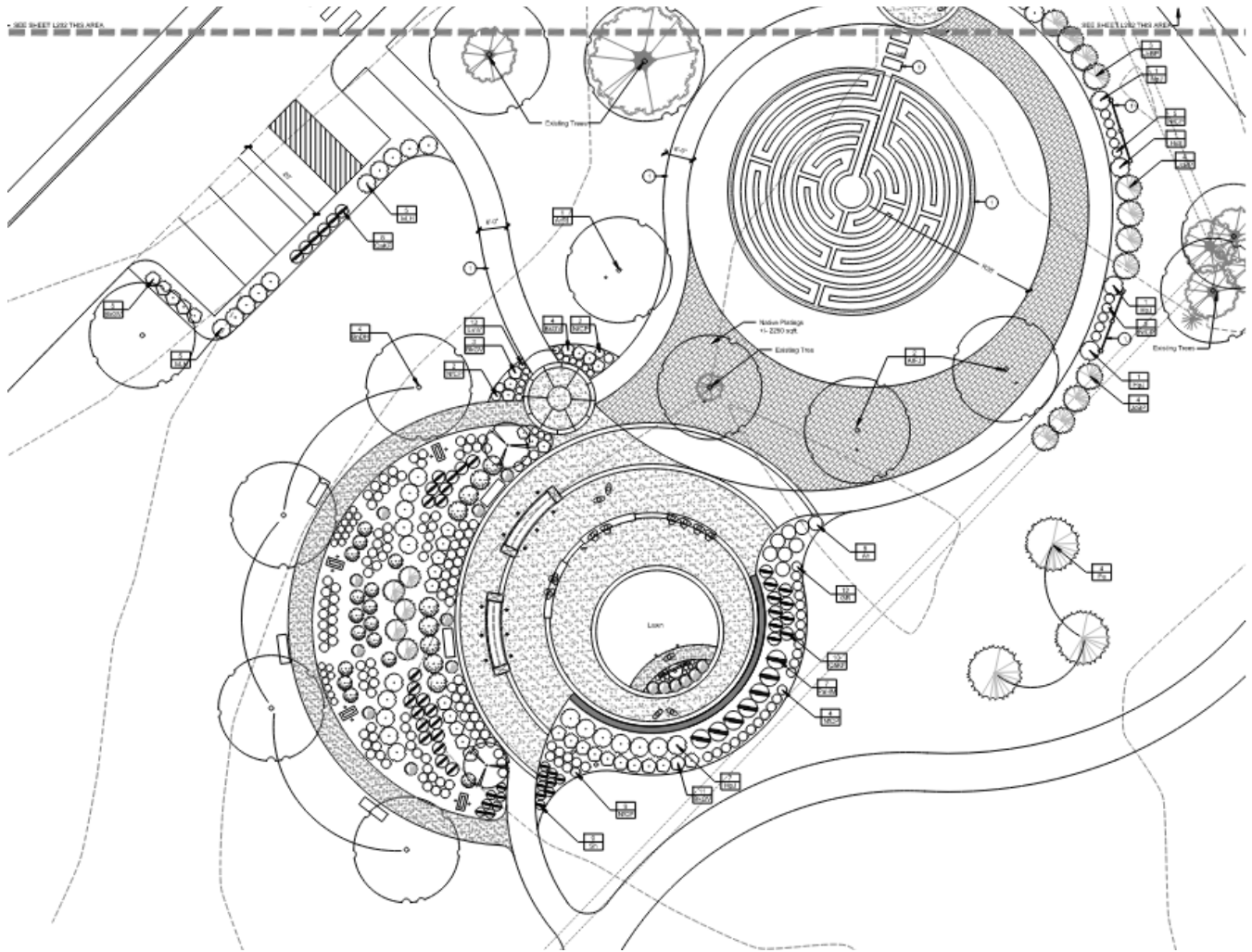
The columbarium will be approximately 105 feet from the eastern property line, at its closest point.



*Aerial of the property. Approximate location of the proposed columbarium is indicated by the red dot.*



Proposed site plan



*Proposed landscape plan*

Meeting Date: January 28, 2026

Case Number: VA-25-28



*Aerial rendering of proposed columbarium*



*Rendering of proposed columbarium*

**Meeting Date:** January 28, 2026

**Case Number:** VA-25-28

---

**STAFF RECOMMENDATION:**

Staff has NO RECOMMENDATION to the BZA for this variance request.

If the Board approves this Variance Staff requests the following conditions, and any others sought by the Board:

1. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder’s Office;
  2. All landscape elements must be native species, per the Fishers Planting Guide;
  3. Variance shall be tied to use as a place of worship unless otherwise approved by the Department of Community & Economic Development;
  4. The columbarium shall not expand from the footprint proposed in the variance application.
- 

**STAFF RECOMMENDATION**

Approve, with Conditions       Continue       Deny       No Recommendation

November 26, 2025

**Kevin G. Buchheit**  
Direct Dial: (317) 808-5820  
E-mail: kbuchheit@kdlegal.com

City of Fishers Board of Zoning Appeals  
3 Municipal Drive  
Fishers, IN 46038

RE: Variance applications

Dear Members of the Board:

Krieg Devault LLP represents Christ The Savior Lutheran Church, Inc. (the “Church”). The Church is embarking on a journey to introduce a new ministry to the members of its congregation. The Church wishes to add a new feature to its campus located at 10500 East 126<sup>th</sup> Street (the “Property”): a columbarium to be used to hold the cremated remains of members in a serene setting near the center of the Property. The design of this area of reflection will offer a comfortable and comforting setting that will include low-profile columbaria structures, benches and walkways within a lush, landscaped setting.

The Church’s Mission statement is: Reaching people to know, love, and serve Christ. This project would be a ministry that blesses the congregation and the community as an outreach to others. The columbarium and memorial garden would serve as a respectful resting ground for loved ones and as a mechanism for people to frequently remember their loved ones via Christ during memorial services and subsequent visits to this area, which also includes serene walking trails and a nearby labyrinth.

The City of Fishers Unified Development Ordinance (“UDO”) requires the church to file a Use Variance for a Cemetery in order to add a columbarium and a Development Standards Variance in order to not require a fence around that the columbarium structures. The application documents include more details and some graphic images that will assist you in gaining an understanding of the Church’s plans.

We look forward to presenting these applications at a future Board meeting to share information and to address any concerns or questions that you may have.

Sincerely,



Kevin G. Buchheit, AICP  
Agent for Christ The Savior Lutheran Church, Inc.

FINDINGS OF FACT  
Use Variance  
Docket # VA-25-27

**The approval will not be injurious to the public health, safety, morals, and general welfare of the community, because:**

A columbarium has become increasingly associated and collocated with places of worship as an accessory use, the Church operates its campus and activities in ways that are respectful to its neighbors, the columbarium will not draw large crowds, and the area of the columbarium has been designed as a place for passive, contemplative and prayerful reflection in a park-like environment and location that is interior to the campus and distant from adjoining properties.

**The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, because:**

The columbarium will not draw large crowds, the area of the columbarium has been designed as a place for passive, contemplative and prayerful reflection in a park-like environment and location that is interior to the campus and distant from adjoining properties, and the columbarium represents a minor addition to the Church campus that is expected to have no impact on the use and enjoyment of adjacent, perimeter properties by the owners thereof because it is buffered from neighboring properties by distance and by mature landscaping along most of the perimeter of the Church's property.

**The need for the variance arises from some condition peculiar to the property involved, because:**

Cemeteries have long been associated with places of worship but are not permitted under the UDO alongside places of worship except in AG and OS Districts. In recent decades, according to industry information, growing preferences for cremation and the need for columbarium structures have increased the desire to offer columbarium facilities at places of worship. This (columbarium development that is not directly associated with a "cemetery") is an area that the UDO has not yet addressed through specific development standards. Columbarium, as a defined component of "cemetery" under the UDO, is not permitted for any place of worship in any zoning district except AG and OS without the benefit of a use variance.

**The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought, because:**

UDO regulations are not reflective of the growing trend of offering columbarium facilities in the same location as places of worship, thus denying a place of worship the opportunity to initiate and grow this ministry for its congregants.

**The approval does not interfere substantially with the comprehensive plan (adopted under the 500 series of this chapter (IC 36-7-4)); because:**

The Existing Land Use Map (January 2021) correctly identifies the Property as "Institutional." The Plan's purpose statement for "Civic/Institutional" land uses specifically identifies "religious centers/activities" and "private cemeteries" as land uses included in this classification. Land uses listed as appropriate in this classification include "places of worship." This classification also states that "(C)emetery uses are permitted when appropriate." A "cemetery", limited to the proposed columbarium under this application, is appropriate since it functions as an accessory land use to the Church.

FINDINGS OF FACT  
Development Standards Variance  
Docket # VA-25-28

**The approval will not be injurious to the public health, safety, morals, and general welfare of the community, because:**

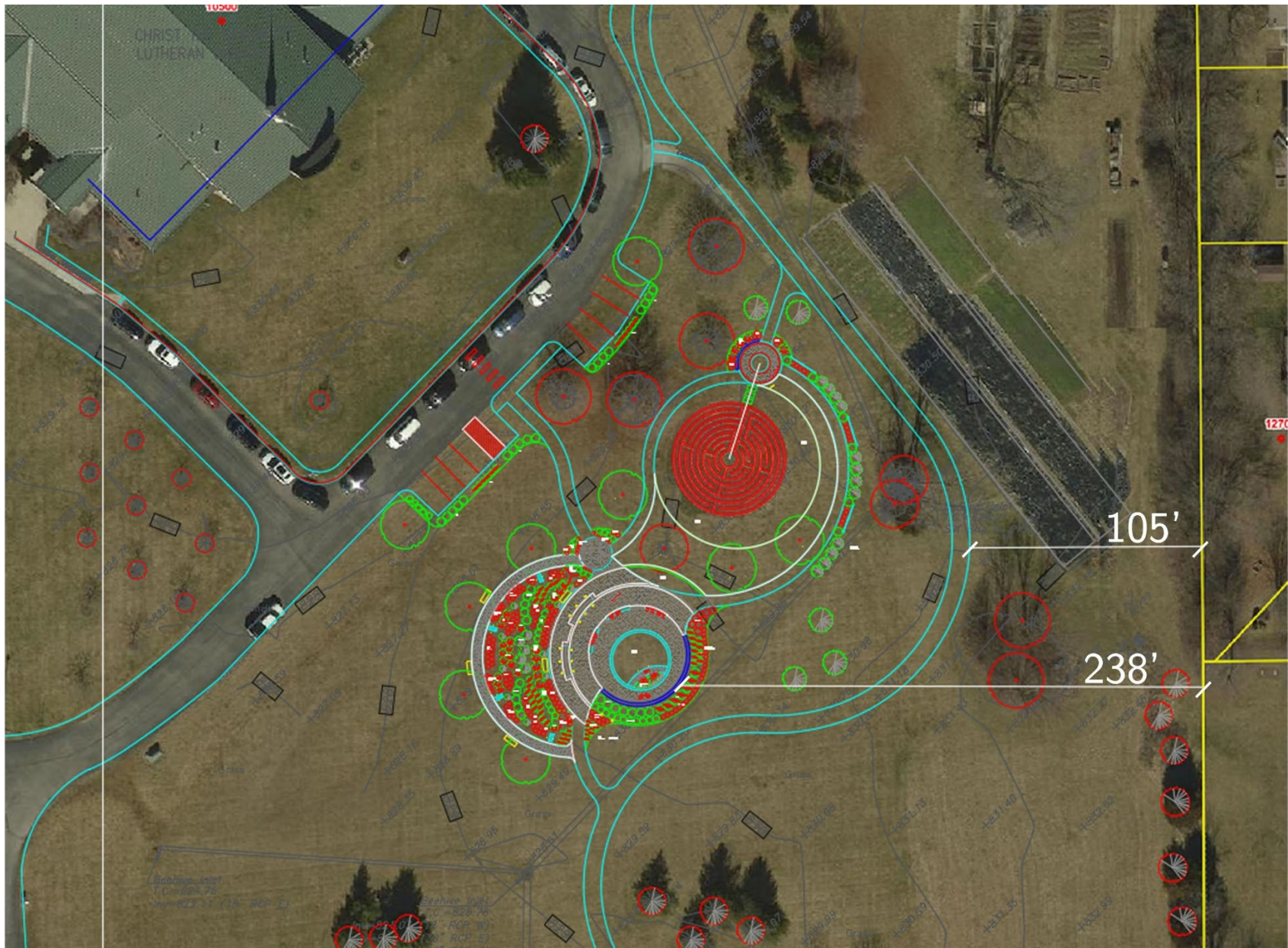
The proposed columbarium is not a cemetery in the common understanding of what a cemetery is, nor is it being incorporated into a cemetery property where fencing may be appropriate. The proposed columbarium consists of small structures to be constructed in a park-like setting that is designed to enhance personal and prayerful meditative reflection on the lives of loved ones lost in an internal campus location that is far removed from adjoining property lines. The perimeter of the Property, particularly proximate to the area of the proposed columbarium, is lined with dense, mature vegetation, and many adjacent residential properties have fenced back yards.

**The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, because:**

The impact of the greater Church campus has long been absorbed into the neighborhood. The proposed columbarium structures are small-scale architectural structures that will blend into the proposed site design and the greater Church campus in a way that will be innocuous to all adjoining properties. Views of the columbarium from adjacent properties will be screened and buffered : by heavy, mature landscaping/vegetation along the perimeter of the Church property; by distance from perimeter properties; and by new plantings that will otherwise visually soften the immediate columbarium setting.

**The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property, because:**

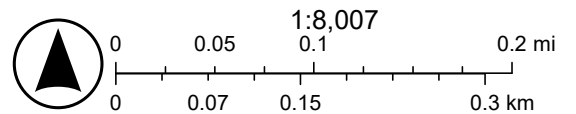
Requiring the columbarium structures to be fenced is unnecessary and will detract from the serenity of the design and negatively impact the reflective experience that is intentional in the design of the grounds surrounding the columbarium structures.



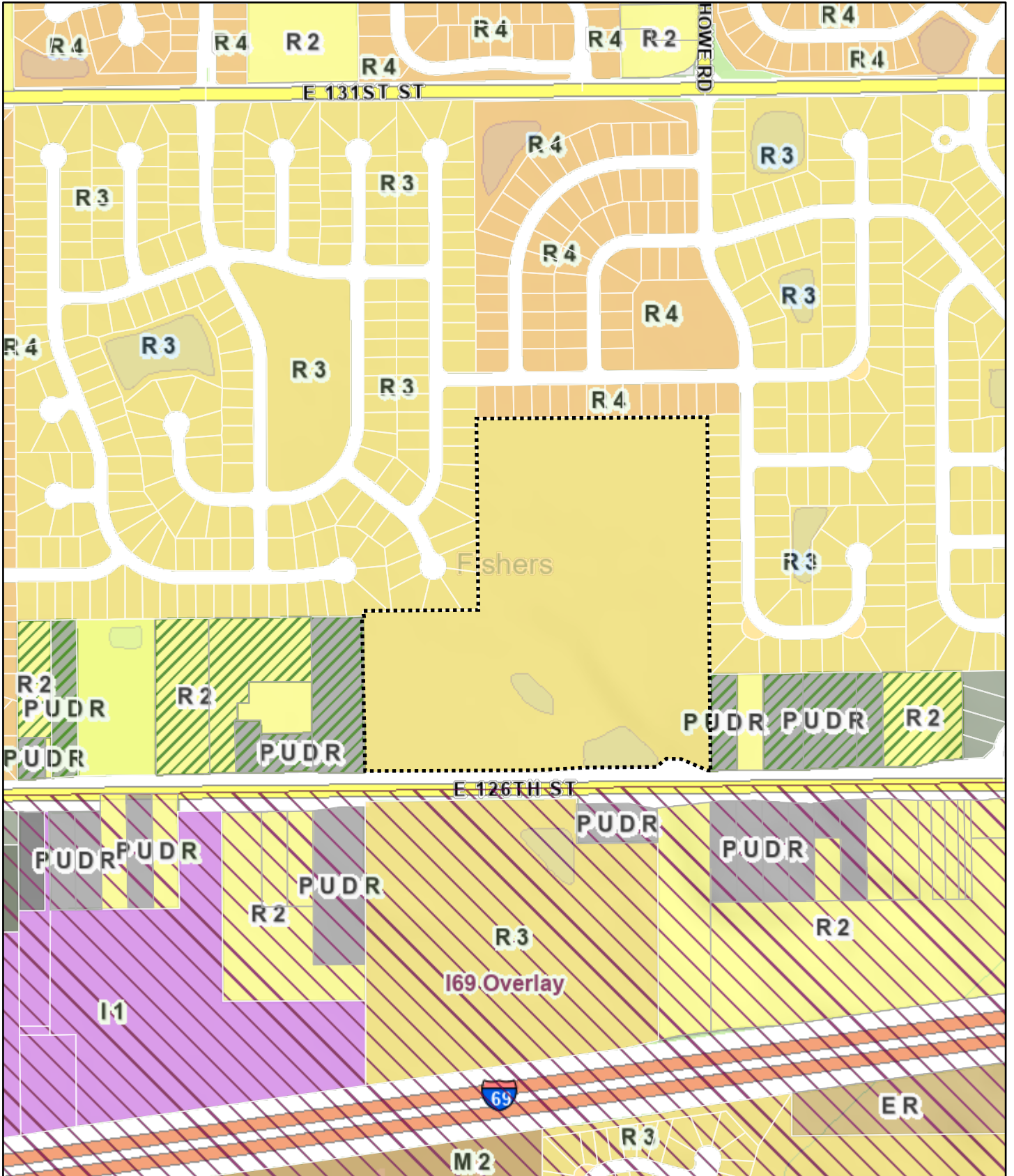
# LOCATION MAP - 10500 East 126th Street



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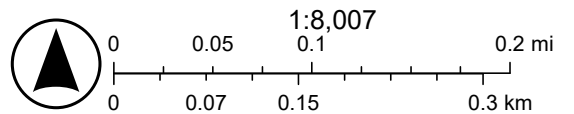


# ZONING MAP - 10500 East 126th Street

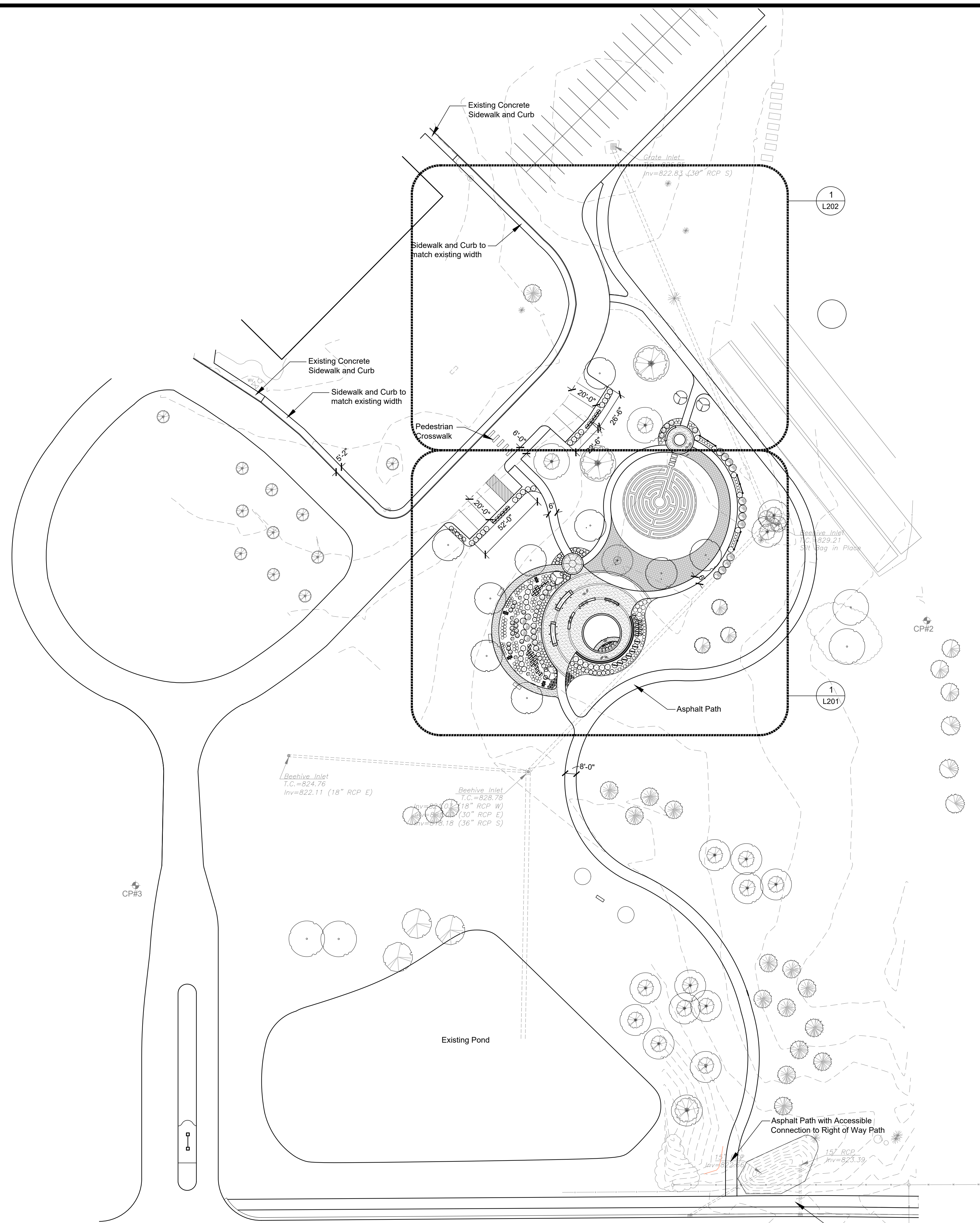


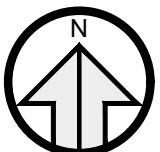
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- |                               |      |
|-------------------------------|------|
| <b>Overlays</b>               | M2   |
| I69 Overlay                   | PUDC |
| Commercial Low Impact Overlay | PUDR |
| <b>Zoning</b>                 | R2   |
| ER                            | R3   |
| I1                            | R4   |



Fishers, IN GIS




**1** CHRIST THE SAVIOR LUTHERAN CHURCH  
**OVERALL SITE PLAN**  
 SCALE: 1" = 40'-0"

**SCHEMATIC DRAWINGS**  
 These drawings are intended for Owner and General Contractor review only. These drawings are not intended for or released by the Architect for final bidding, plan review / permitting, or construction.  
 DATE ISSUED:  
 REVISIONS ISSUED:

**ARCHITECT/ LANDSCAPE ARCHITECT: SITE ARCHITECTURE**  
**PROJECT CONTACTS:**  
 EMILY SMITH, RLA  
 825 CONNER STREET, SUITE 207  
 NOBLESVILLE, IN 46060  
 PH: 317.902.9214  
 E-MAIL: emily@site-architecture.com

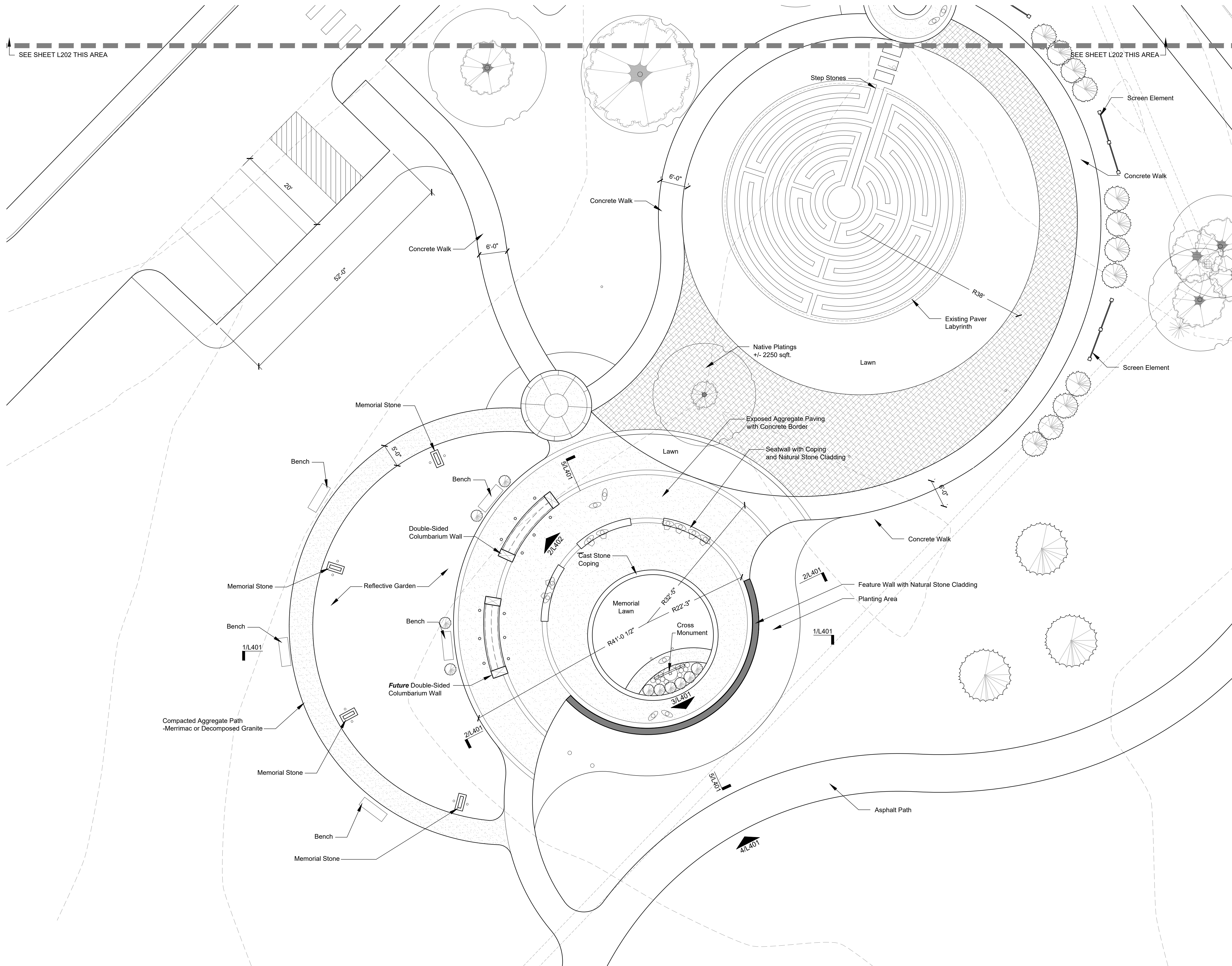
**STRUCTURAL ENGINEER: LEIBERUNG STRUCTURAL ENGINEERING**  
**PROJECT CONTACT:**  
 JUSTIN LEIBERUNG, PE, SE  
 812.686.9440  
 www.leibse.com

**CIVIL ENGINEER: INSITE ENGINEERING, LLC**  
**PROJECT CONTACT:**  
 DON HUMPHREY, P.E.  
 16308 KETTON DRIVE  
 NOBLESVILLE, IN 46060  
 PH: 317.691.5284

**CHRIST THE SAVIOR LUTHERAN CHURCH**  
**REFLECT SITE DESIGN**  
**10500 126th St, Fishers, IN 46038**

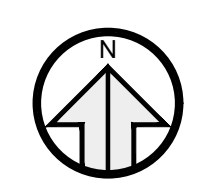
**PROGRESS SET**  
**NOT FOR CONSTRUCTION**

CERTIFICATION:  
**OVERALL SITE PLAN**  
**L100**  
 PROJECT NUMBER: 2025-024



SEE SHEET L202 THIS AREA

SEE SHEET L202 THIS AREA



CHRIST THE SAVIOR LUTHERAN CHURCH  
**1 ENLARGED HARDSCAPE PLAN**  
 SCALE: 1" = 10'-0"

**SITE ARCHITECTURE**  
 architecture + landscape architecture

**SCHEMATIC DRAWINGS**  
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 DATE ISSUED:  
 REVISIONS ISSUED:

**ARCHITECT/ LANDSCAPE ARCHITECT: SITE ARCHITECTURE**  
 PROJECT CONTACTS:  
 EMILY SMITH, RLA  
 625 CONNER STREET, SUITE 207  
 NOBLESVILLE, IN 46060  
 PH: 317.902.9214  
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**CIVIL ENGINEER: INSITE ENGINEERING, LLC**  
 PROJECT CONTACT:  
 DON HUMPHREY, P.E.  
 16308 KETTON DRIVE  
 NOBLESVILLE, IN 46060  
 PH: 317-691-5284

**CHRIST THE SAVIOR LUTHERAN CHURCH  
 REFLECT SITE DESIGN  
 10500 126th St, Fishers, IN 46038**

**PROGRESS SET  
 NOT FOR  
 CONSTRUCTION**

CERTIFICATION:  
**HARDSCAPE PLAN  
 ENLARGED**

**L201**

PROJECT NUMBER: 2025-024

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DATE ISSUED:  
REVISIONS ISSUED:

**ARCHITECT/  
LANDSCAPE ARCHITECT:  
SITE ARCHITECTURE**  
**PROJECT CONTACTS:**  
EMILY SMITH, RLA  
625 CONNER STREET, SUITE 207  
NOBLESVILLE, IN 46060  
PH: 317.902.9214  
E-MAIL: emily@site-architecture.com

**STRUCTURAL ENGINEER:  
LEIBERUNG STRUCTURAL  
ENGINEERING**  
**PROJECT CONTACT:**  
JUSTIN LEIBERING, PE, SE  
812.686.9440  
www.leibse.com

**CIVIL ENGINEER:  
INSITE ENGINEERING, LLC**  
**PROJECT CONTACT:**  
DON HUMPHREY, P.E.  
16308 KETTON DRIVE  
NOBLESVILLE, IN 46050  
PH: 317.691.5284

**CHRIST THE SAVIOR LUTHERAN CHURCH  
REFLECT SITE DESIGN  
10500 126th St, Fishers, IN 46038**

**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

CERTIFICATION:

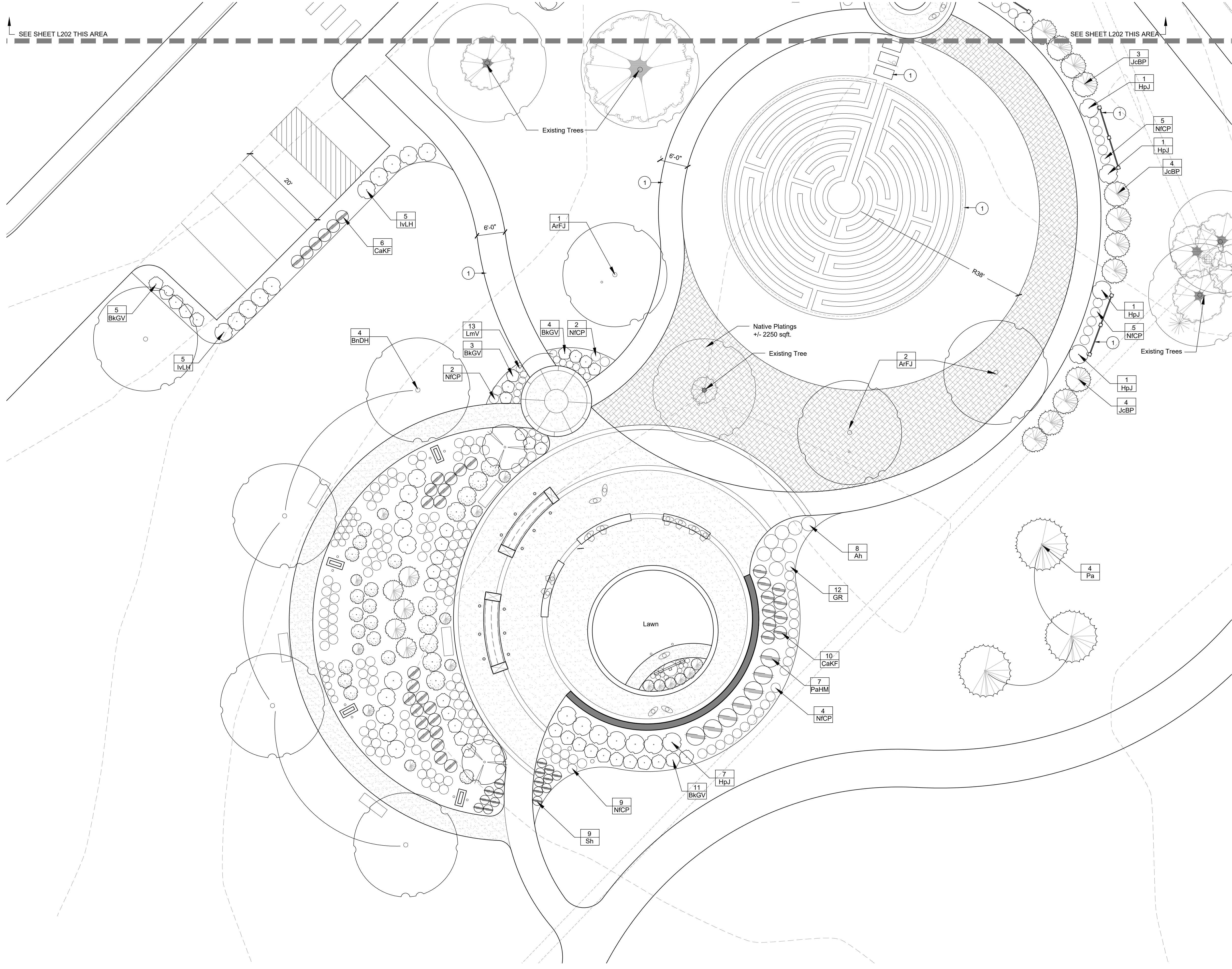
**HARDSCAPE PLAN  
ENLARGED**

**L202**

PROJECT NUMBER: 2025-024



CHRIST THE SAVIOR LUTHERAN CHURCH  
**1 ENLARGED HARDSCAPE PLAN**  
SCALE: 1" = 10'-0"



**GENERAL LANDSCAPE NOTES:**

- CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO COMMENCING WORK, AND SHALL COORDINATE ALL LANDSCAPE ARCHITECTURE WORK WITH CIVIL, ARCHITECTURAL AND MEP DRAWINGS.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60-1-1998", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT. PROVIDE ONLY HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, DISEASE, OR INSECT INFESTATION. ALL PLANTS SHALL HAVE FULLY DEVELOPED FORM WITHOUT VOIDS OR OPEN SPACES.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BED AREAS PER MANUFACTURER'S RECOMMENDATIONS FOR VARIOUS PLANT TYPES.
- ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
- BACKFILL FOR TREE AND SHRUB PLANTINGS SHALL BE APPROVED TOPSOIL.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE YEAR.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE LANDSCAPE ARCHITECT OR OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, CONTACT LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED. ANY MATERIAL DAMAGED BY CONSTRUCTION ACTIVITIES, AND DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
- NOTIFY LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR UNFORESEEN CONDITIONS ARE FOUND.
- THE LANDSCAPE ARCHITECT SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANT MATERIAL LOCATIONS AND BED LINES ARE TO BE STAKED IN THE FIELD PRIOR TO PLANTING FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ADJUSTMENTS MAY BE MADE BY LANDSCAPE ARCHITECT IF NECESSARY AT NO COST TO OWNER.
- NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
- THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES DURING CONSTRUCTION.
- MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK. THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS, MINIMUM MULCH SHALL BE OF UNIFORM TEXTURE AND COLOR.
- SEED ALL DISTURBED LAWN AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
- ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADED EDGE.

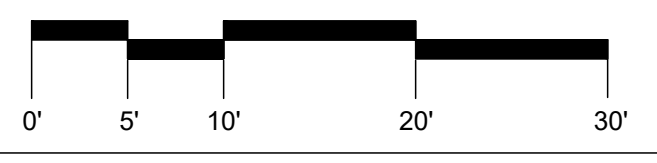
**PLAN NOTES**

- LAWN - SEED ALL DISTURBED AREAS.
- PEDESTRIAN PAVING, SEE CIVIL PLANS.
- VEHICULAR PAVING, SEE CIVIL PLANS.
- 3'-4" DEPTH Stony Creek River Rock by Greenstone or similar, WITH NON-WOVEN GEOTEXTILE FILTER FABRIC BELOW. SEE GREENSTONECOMPANY.COM or Call 317.414.6881.
- EXISTING PAVEMENT TO REMAIN
- TREE PROTECTION FENCE - 4' TALL HEAVY DUTY SAFETY FENCE TO REMAIN THROUGHOUT DURATION OF ARCHITECTURAL AND SITE CONSTRUCTION.

**PLANT LEGEND**

	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	CONIFEROUS SHRUB
	BROADLEAF EVERGREEN SHRUB
	DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	PERENNIAL

CHRIST THE SAVIOR LUTHERAN CHURCH  
**1 ENLARGED PLANTING PLAN**  
 SCALE: 1" = 10'-0"



**SITE ARCHITECTURE**  
 architecture + landscape architecture

**SCHEMATIC DRAWINGS**  
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 REVISIONS ISSUED:

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 EMILY SMITH, RL  
 625 CONNER STREET, SUITE 207  
 NOBLESVILLE, IN 46060  
 PH: 317.892.8214  
 E-MAIL: emily@site-architecture.com

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**CIVIL ENGINEER: INSITE ENGINEERING, LLC**  
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 16308 KETTON DRIVE  
 NOBLESVILLE, IN 46060  
 PH: 317.691.5284

**CHRIST THE SAVIOR LUTHERAN CHURCH REFLECT SITE DESIGN**  
 10500 126th St, Fishers, IN 46038

**PROGRESS SET NOT FOR CONSTRUCTION**

CERTIFICATION:

**PLANTING PLAN ENLARGED**

**L301**

PROJECT NUMBER: 2025-024



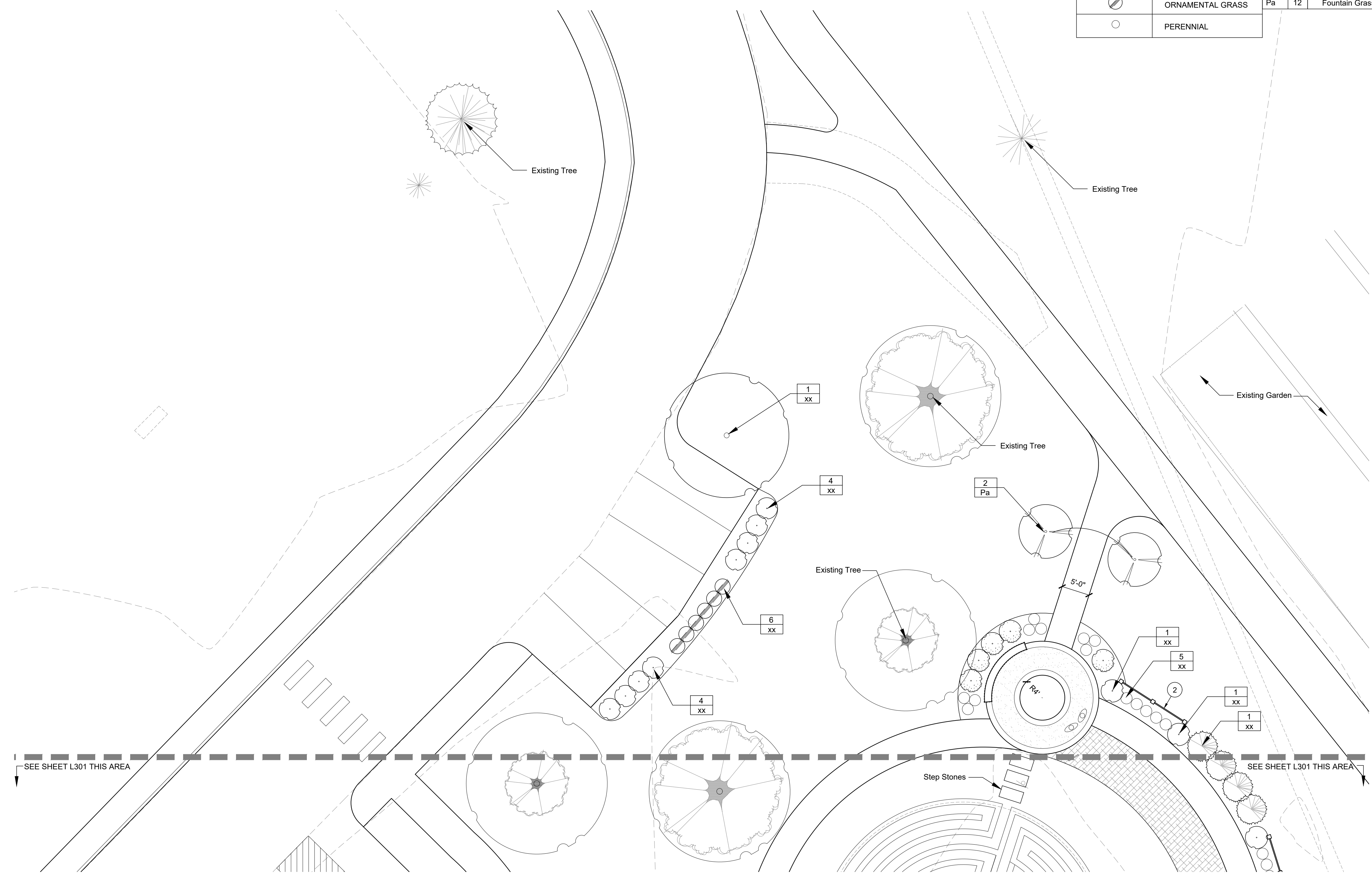
PLANT LEGEND		PLANT LIST			
Symbol	Category	Tag #	Common Name	Botanical Name	Min. Size @ Planting
<b>SHADE TREE</b>					
○	SHADE TREE	AgAB 2	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	1 1/2" Cal.
○	SHADE TREE	Ckc 1	Kousa Dogwood	Cornus kousa var. chinensis	1 1/2" Cal.
○	SHADE TREE	SrIS 6	Ivory Silk Japanese Lilac	Syringa reticulata 'Ivory Silk'	1 1/2" Cal.
○	SHADE TREE	Cc 2	Cercis Canadensis	Eastern Redbud	1 1/2" Cal.
○	SHADE TREE	ZsCS 3	City Sprite Zelkova	Zelkova serrata 'City Sprite'	1 1/2" Cal.
<b>ORNAMENTAL TREE</b>					
○	ORNAMENTAL TREE	AsB 5	Fall Fiesta Maple	Acer saccharum 'Bailista'	2 1/2" Cal.
○	ORNAMENTAL TREE	Gtl 5	Imperial Honeylocust	Gleditsia triacanthos inermis 'Impcole'	2 1/2" Cal.
<b>EVERGREEN TREE</b>					
○	EVERGREEN TREE	VcKS 42	Korean Spruce	Viburnum carlesii	24" ht - 3 gal.
○	EVERGREEN TREE	BkGV 24	Green Velvet Boxwood	Buxus x koreana 'Green Velvet'	2 gal.
○	EVERGREEN TREE	ToW 46	Woodwardia Arborvitae	Thuja occidentalis 'woodwardii'	24" ht - 2 gal.
○	EVERGREEN TREE	SmP 34	Dark Korean Lilac	Syringa meyeri 'Palibin'	24" ht - 3 gal.
○	EVERGREEN TREE	SjLP 21	Little Princess Spirea	Spirea japonica 'Little Princess'	18" ht - 2 gal.
○	EVERGREEN TREE	TGG 20	Green Giant Arborvitae	Thuja 'Green Giant'	6' ht
<b>CONIFEROUS SHRUB</b>					
○	CONIFEROUS SHRUB	Iv 13	Henry's Garnet	Itea virginica	24" ht - 3 gal.
<b>BROADLEAF EVERGREEN SHRUB</b>					
○	BROADLEAF EVERGREEN SHRUB	HsBB 7	Blushing Bride Rose of Sharon	Hibiscus syriacus 'Blushing Bride'	5 gal.
○	BROADLEAF EVERGREEN SHRUB	IgD 44	Densa Inkberry	Ilex glabra 'Densa'	24" ht - 3 gal.
<b>DECIDUOUS SHRUB</b>					
○	DECIDUOUS SHRUB	CaKF 5	Karl Foerster Feather Reed Grass	Calamagrostis x a 'Karl Foerster'	#2
<b>ORNAMENTAL GRASS</b>					
○	ORNAMENTAL GRASS	Pa 12	Fountain Grass	Pennisetum alopecuroides	#2
<b>PERENNIAL</b>					
○	PERENNIAL				

**GENERAL LANDSCAPE NOTES:**

- CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO COMMENCING WORK, AND SHALL COORDINATE ALL LANDSCAPE ARCHITECTURE WORK WITH CIVIL, ARCHITECTURAL AND MEP DRAWINGS.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-1996", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT. PROVIDE ONLY HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, DISEASE, OR INSECT INFESTATION. ALL PLANTS SHALL HAVE FULLY DEVELOPED FORM WITHOUT VOIDS OR OPEN SPACES.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BED AREAS PER MANUFACTURER'S RECOMMENDATIONS FOR VARIOUS PLANT TYPES.
- ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
- BACKFILL FOR TREE AND SHRUB PLANTINGS SHALL BE APPROVED TOPSOIL.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE YEAR.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE LANDSCAPE ARCHITECT OR OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, CONTACT LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION UNLESS OTHERWISE NOTED. ANY MATERIAL DAMAGED BY CONSTRUCTION ACTIVITIES, AND DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
- NOTIFY LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR UNFORESEEN CONDITIONS ARE FOUND.
- THE LANDSCAPE ARCHITECT SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANT MATERIAL LOCATIONS AND BED LINES ARE TO BE STAKED IN THE FIELD PRIOR TO PLANTING FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ADJUSTMENTS MAY BE MADE BY LANDSCAPE ARCHITECT IF NECESSARY AT NO COST TO OWNER.
- NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
- THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES DURING CONSTRUCTION.
- MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK. THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS, MINIMUM MULCH SHALL BE OF UNIFORM TEXTURE AND COLOR.
- SEED ALL DISTURBED LAWN AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
- ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADED EDGE.

**PLAN NOTES**

- LAWN - SEED ALL DISTURBED AREAS.
- PEDESTRIAN PAVING, SEE CIVIL PLANS.
- VEHICULAR PAVING, SEE CIVIL PLANS.
- 3"-4" DEPTH Stony Creek River Rock by Greenstone or similar, WITH NON-WOVEN GEOTEXTILE FILTER FABRIC BELOW. SEE GREENSTONECOMPANY.COM or Call 317.414.6881.
- EXISTING PAVEMENT TO REMAIN
- TREE PROTECTION FENCE - 4' TALL HEAVY DUTY SAFETY FENCE TO REMAIN THROUGHOUT DURATION OF ARCHITECTURAL AND SITE CONSTRUCTION.



CHRIST THE SAVIOR LUTHERAN CHURCH  
**1 ENLARGED PLANTING PLAN**  
SCALE: 1" = 10'-0"

**SCHEMATIC DRAWINGS**

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DATE ISSUED:  
REVISIONS ISSUED:

**ARCHITECT/ LANDSCAPE ARCHITECT: SITE ARCHITECTURE**

**PROJECT CONTACTS:**  
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**CIVIL ENGINEER: INSITE ENGINEERING, LLC**

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**CHRIST THE SAVIOR LUTHERAN CHURCH REFLECT SITE DESIGN**

10500 126th St, Fishers, IN 46038

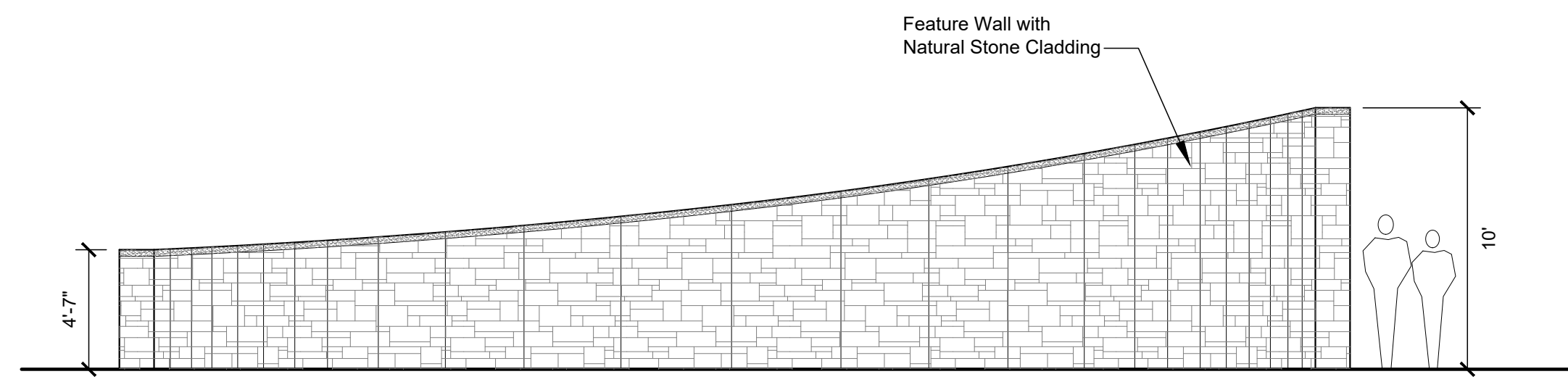
**PROGRESS SET NOT FOR CONSTRUCTION**

CERTIFICATION:

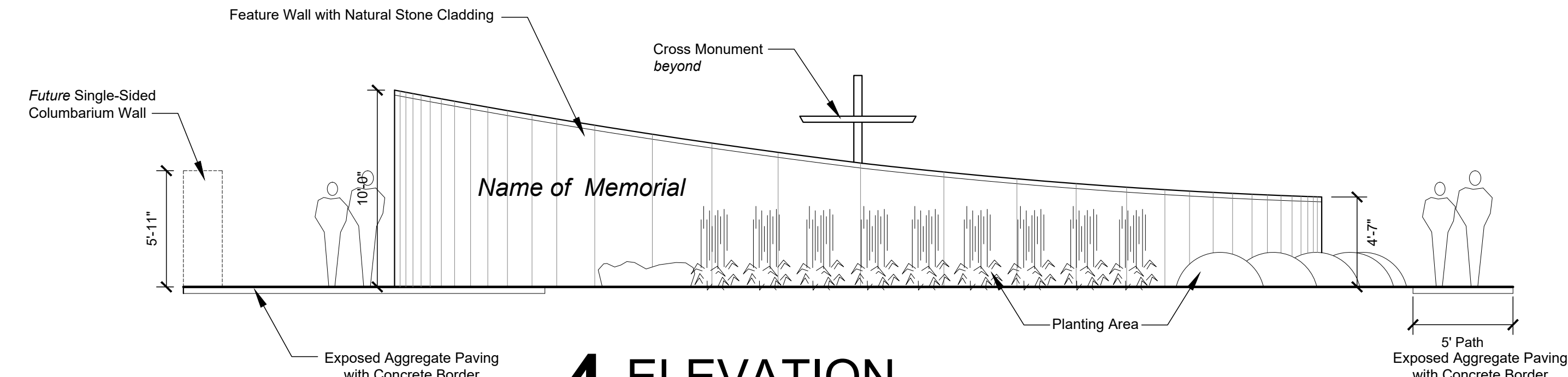
**PLANTING PLAN ENLARGED**

**L303**

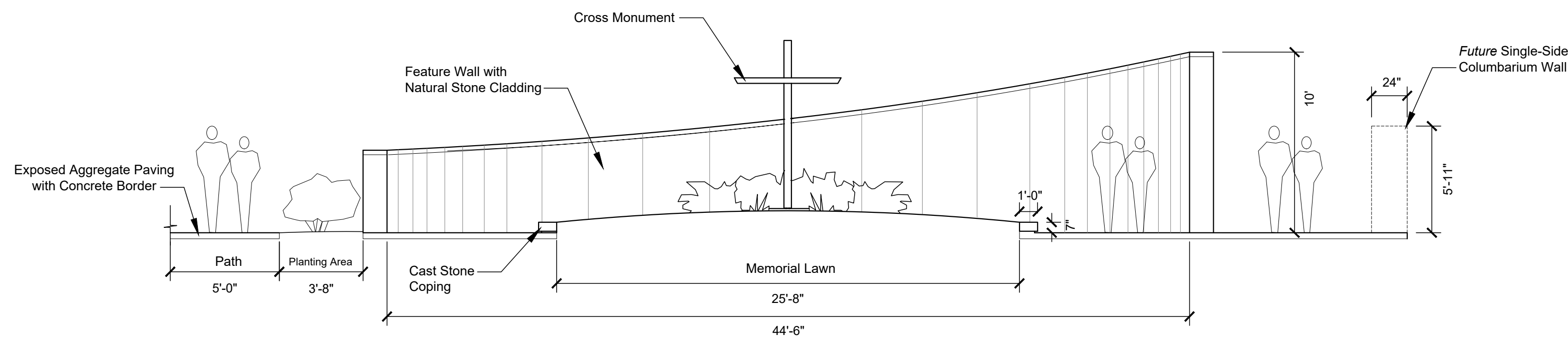
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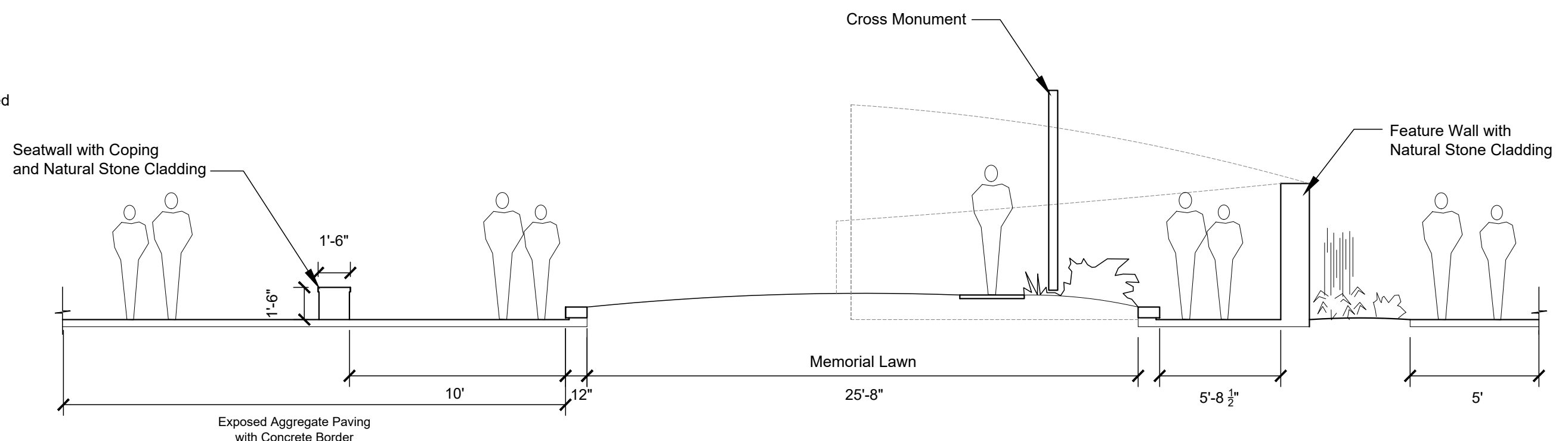
**3 ELEVATION** (WEST SIDE OF WALL / FRONT)  
SCALE: 3/16" = 1'-0"



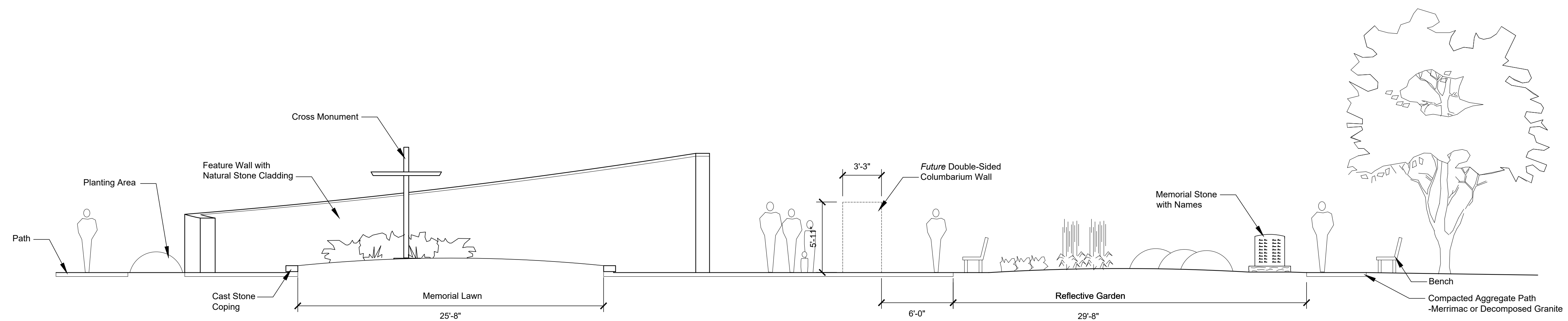
**4 ELEVATION** (EAST SIDE OF WALL / BACK)  
SCALE: 3/16" = 1'-0"



**2 SECTION/ELEVATION**  
SCALE: 3/16" = 1'-0"



**5 SECTION/ELEVATION**  
SCALE: 3/16" = 1'-0"



**1 SECTION/ELEVATION - Double-Sided Columbarium Wall**  
SCALE: 3/16" = 1'-0"

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SITE ARCHITECTURE  
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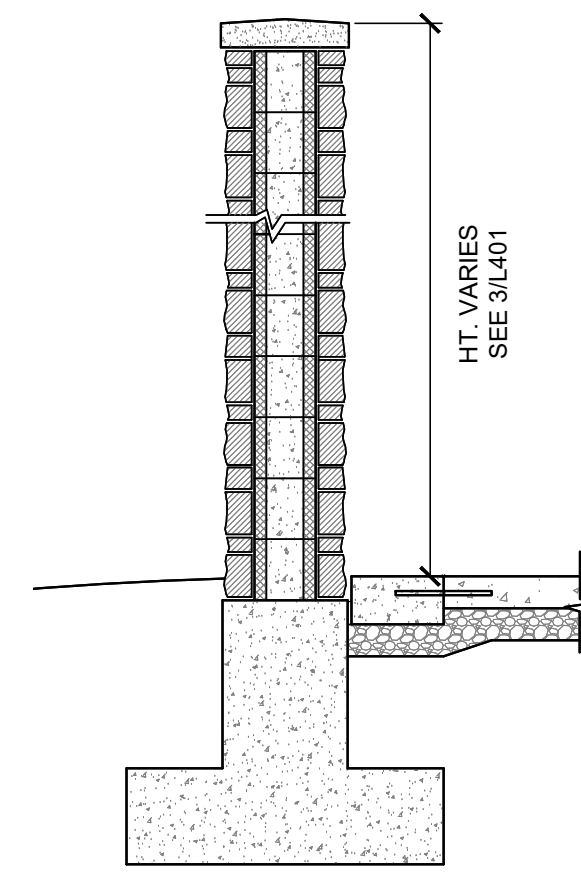
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NOT FOR  
CONSTRUCTION**

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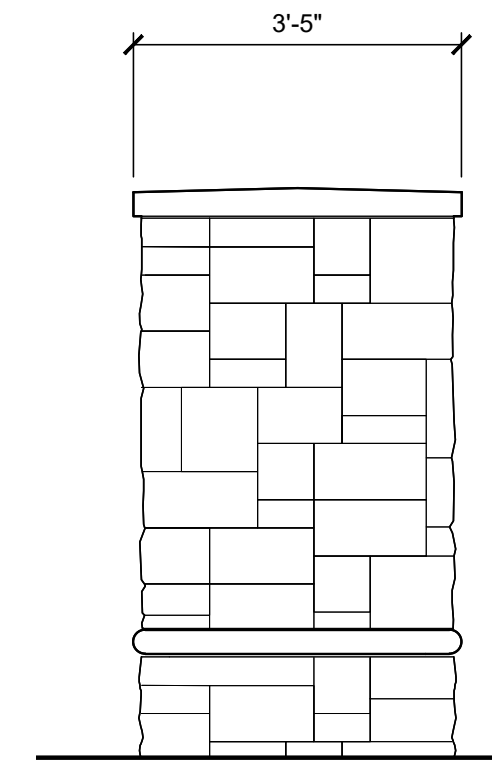
SECTIONS / ELEVATIONS

**L401**

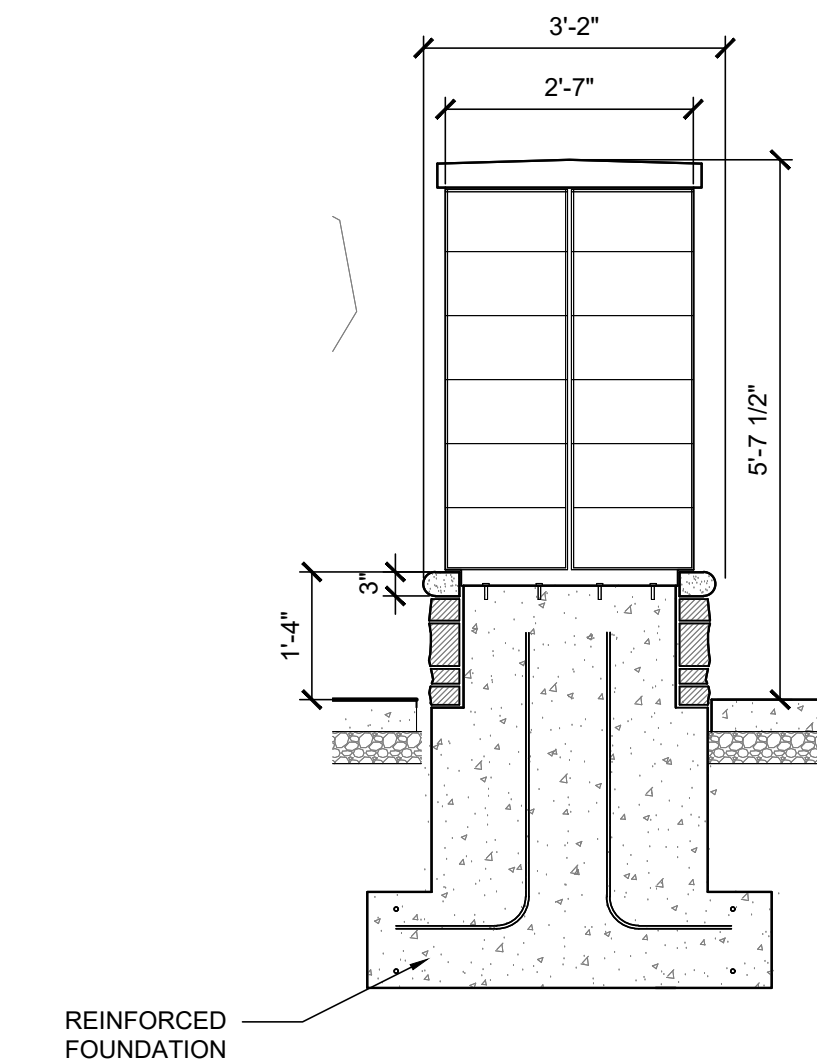
PROJECT NUMBER: 2025-024



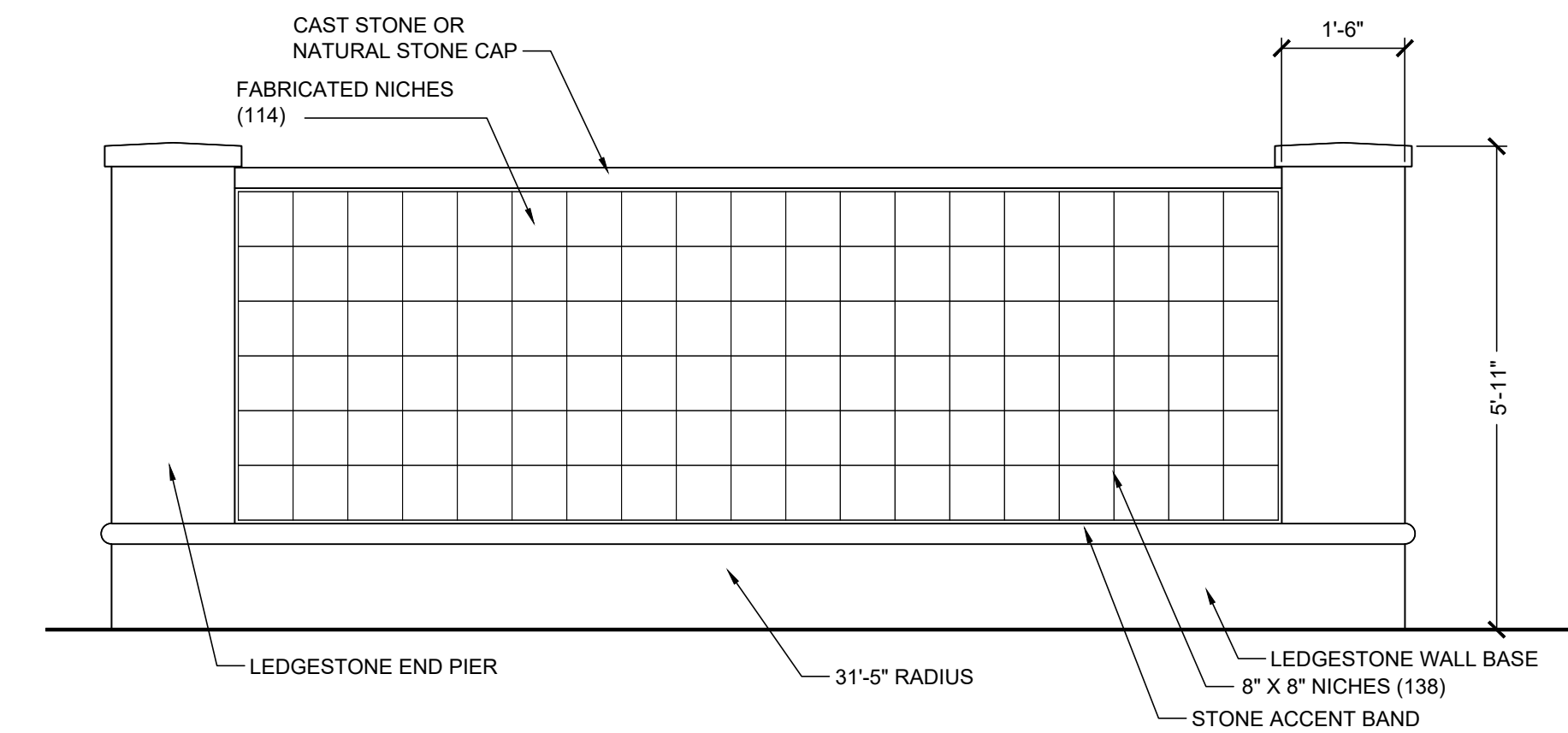
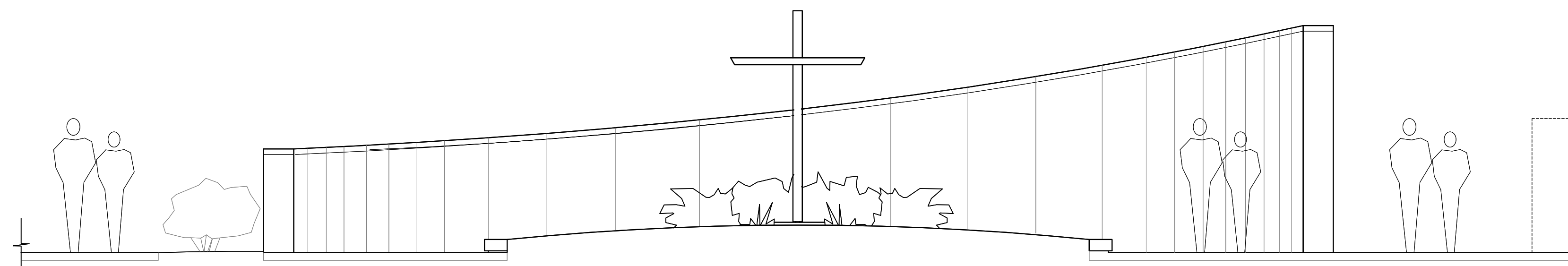
**6 SECTION** FEATURE WALL  
SCALE: 1/2" = 1'-0"



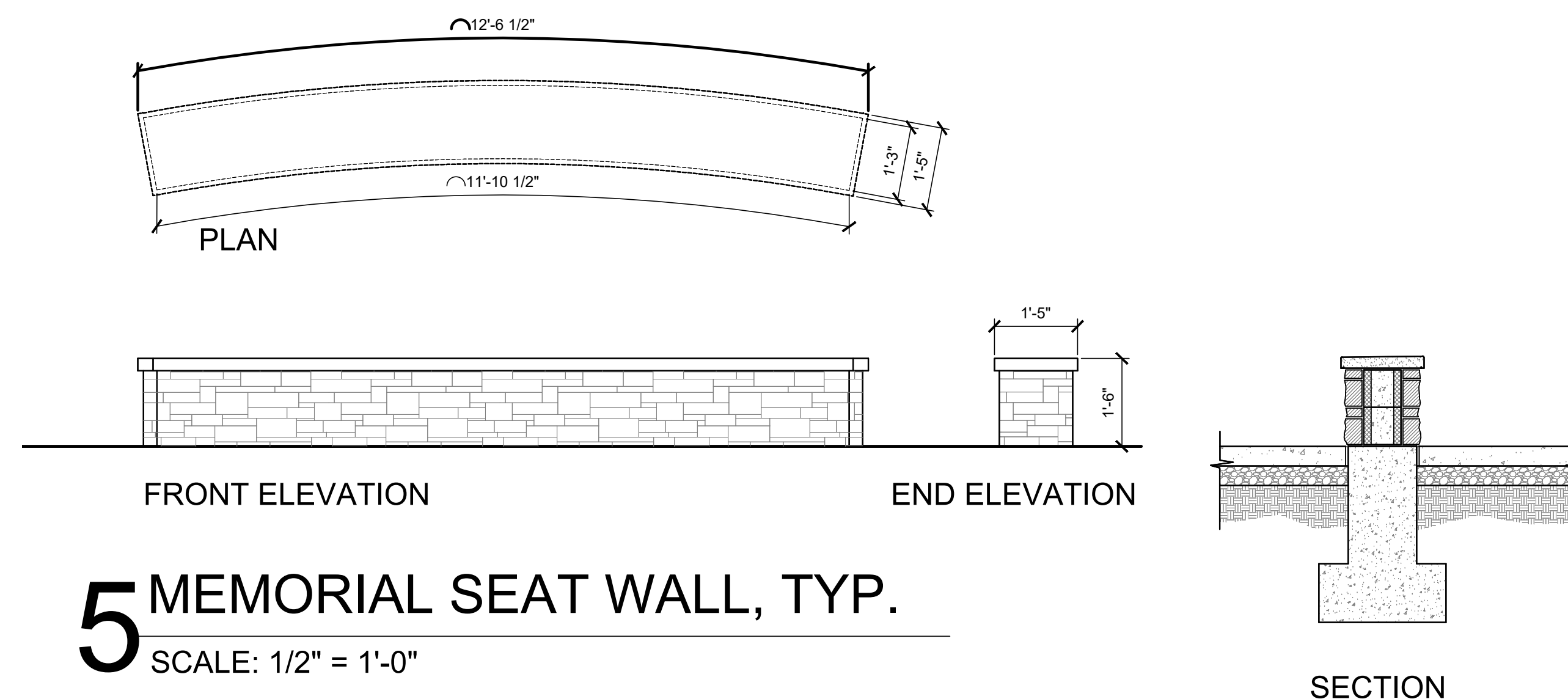
**4 ELEVATION** COLUMBARIUM  
END PIER  
SCALE: 1/2" = 1'-0"



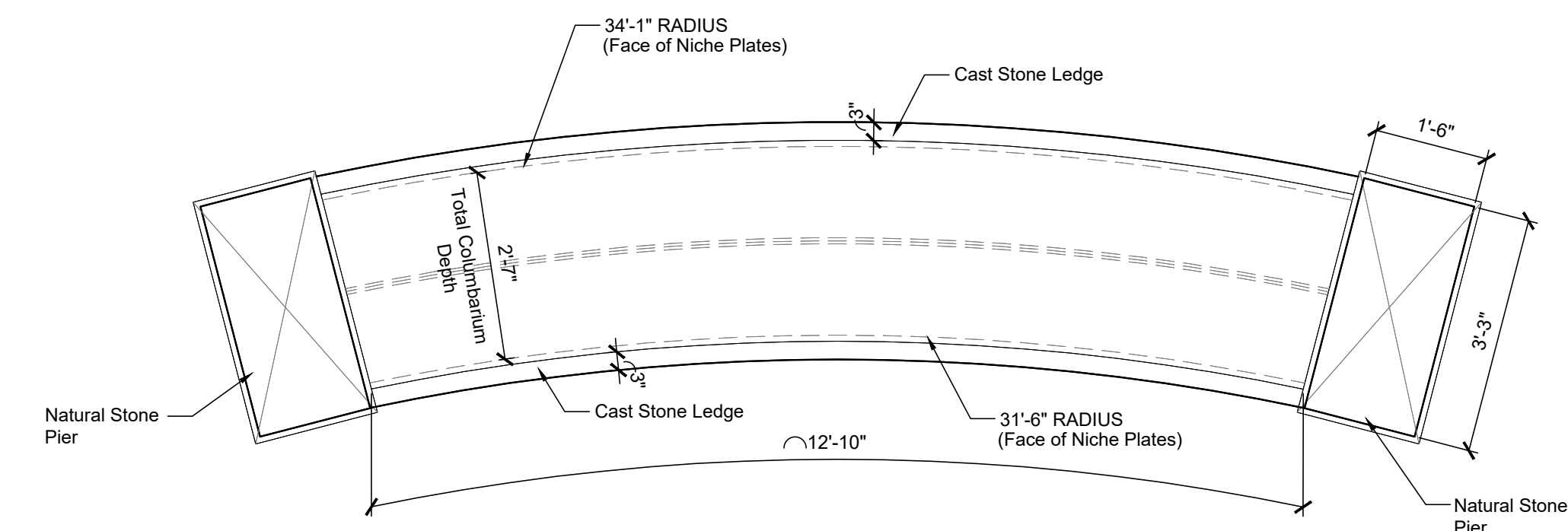
**3 SECTION** DOUBLE-SIDED  
COLUMBARIUM WALL  
SCALE: 1/2" = 1'-0"



**2 ELEVATION** DOUBLE-SIDED COLUMBARIUM WALL  
SCALE: 1/2" = 1'-0"



**5 MEMORIAL SEAT WALL, TYP.**  
SCALE: 1/2" = 1'-0"



**1 PLAN** DOUBLE-SIDED COLUMBARIUM WALL  
SCALE: 1/2" = 1'-0"

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SITE ARCHITECTURE

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**CHRIST THE SAVIOR LUTHERAN CHURCH  
REFLECT SITE DESIGN  
10500 126th St, Fishers, IN 46038**

**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

CERTIFICATION:

**HARDSCAPE DETAILS**

**L402**

PROJECT NUMBER: 2025-024





**SITE ARCHITECTURE**  
architecture + landscape architecture



**SITE ARCHITECTURE**  
architecture + landscape architecture



